2015 Homes Tour a Big Hit: Classic Modern

HCJ’s Annual Homes Tour this year was a departure from the norm. Rather than featuring historic homes in old established neighborhoods, this year’s tour showcased homes designed by the prominent mid-Missouri architect Hurst John whose work spanned the 1940s through the 1960s.

It was a made-to-order Sunday afternoon September 20, with over three hundred visitors and five beautiful homes open for tours. Three homes were clustered on Country Club Drive and Hobbs Lane, one on West Main, and one on Schellridge. The Trolley Company shuttled visitors around to the three neighborhoods with little to no waiting for rides. It was flawless!

There are at least forty-five homes in Jefferson City designed by Hurst John. Many were built in the “new” neighborhoods of Schellridge and Country Club Drive when wealthy clients were leaving the city’s core for the larger yards and spacious houses of the city’s western suburbs. It was the beginning of the “McMansion” era and John was on the forefront of the movement.

Hurst John’s daughter Martha John, also an architect, explained the philosophy of her father’s design technique in a talk she gave to visitors as part of the tour package. “Dad would always spend a lot of time on a home site, drawing up a grid survey of the land contours and marking the location of all the trees and other features to provide a clear idea of how to best fit the house into the property,” she said. His home designs paid close attention to the best use of natural lighting. Walking through his homes, this is obvious with many tall windows, especially on the southern exposures, and large open rooms.

The houses John built also ushered in the trend toward more closets and storage areas, large kitchens, plus additional bathrooms; one of the homes on the tour had eight!

Besides the beautiful interiors, the landscaping at each home would, in themselves, have made for a nice garden tour!

HCJ’s Annual Home Tours provide the organization with operating funds. These tours are only possible because of generous home owners willing to open up their homes. A big THANK YOU!

(Continued on page 3)
Historic City of Jefferson
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The Historic City of Jefferson is busy! The September Homes Tour of Hurst John Homes was a wonderful event. A huge “thank you” to everyone who had a part in this, whether it was in planning, participating, or attending. It was a special treat for Hurst John’s daughter Martha to step foot in these homes for the first time. The next issue in the limelight is the presentation of the revised Historic Preservation Ordinance, scheduled to be brought to the Historic Preservation Commission on November 12. HCJ has been working diligently on this ordinance, designed to save the truly historic structures in our city. Also in November, the second set of historic playing cards will be ready to purchase! There are so many historic places in Jefferson City that we put together another 54 cards!

Keep your eyes and ears open regarding additional preservation issues. We are hoping that several of the properties on the Abandoned Properties list will finally find their way to renovation. Continue to contact your city council and city officials about the need to especially save the structures along the Capitol Mile (Capital Avenue). You may have read in the paper about the Dixon Cemetery – this issue is still being addressed. The parsonage of the United Church of Christ on Washington Street is in danger of demolition, but we have been helping to find a solution so that this home, built in 1898, will remain part of that neighborhood. Other properties to watch include the original St. Mary’s Hospital building (built in 1904), the Missouri State Penitentiary (the struggle continues to get it listed on the National Register of Historic Places), the Old County Jail/Sheriff’s Residence, and the Carnegie Library. Make your voice heard to save these and other historic properties!

Your Board is working on additional educational events and donation options. Continue to read our newsletter, check your email, and watch your “snail mail.” If you have ideas for programs or concerns about preservation issues, please let us know. The names of the Board members are listed elsewhere in this newsletter. The Heritage Council, a gathering of many local historical-minded and tourism groups, continues to collaborate about events and issues in Jefferson City. And consider becoming a part of the Thomas Lawson Price Society. This is your organization – take an active part in its mission!

Tammy Boeschen
President, Historic City of Jefferson

A Message from the President:

Many Preservation Causes Keep us Busy!

DON'T MISS IT!
Christmas Reception and Presentation:
“Judge Robert Wells and the State Seal”
Presented by Henry Gensky
Tuesday, December 1, 6:30 pm
Hawthorn Bank Community Room
The program is open to HCJ members and guests
Recap of HCJ’s Hurst John Homes Tour in Photos

The Homes Tour required about 100 volunteers guaranteeing that each house was closely monitored. We thank each volunteer!


This year’s tour was coordinated by HCJ president Tammy Boeschen and vice-president, Kevin McHugh.

Above: Volunteer Vickie Schildmeyer gives visitors a tour of the Gue kitchen. Below center: The Trolley drops visitors off at the Firley home.

Right: Volunteer Ron Medin greets visitors at the Gue home. Below: Homeowner Betty Weber stands by old Supreme Court marble fireplace now in her home’s living room.

Right middle: Volunteer Karen McHugh in great room of Phegley home. Below right: Pool area and cabana in backyard of Bednar home.
ABOVE LEFT: Cathy Bordner was named the 2015 recipient of the Gregory Stockard Distinguished Service Award. The award was presented to her by Edward Myers, Chairman of the Historic Preservation Commission.

ABOVE RIGHT: Winners of the 2015 HCJ Art and Essay Contests shown with Mayor Carrie Tergin.

ABOVE: Members of the Thomas Lawson Price Society take a tour of the newly re-opened Museum of Missouri Military History at the Ike Skelton Training Center.

RIGHT: The Jefferson City Fire Department is opening their Museum on Locust Street soon and Thomas Lawson Price Society members were there for a special preview tour.
Do you hold an insurance policy with Thrivent Financial? If so, did you know that Historic City of Jefferson is now on the list of eligible organizations for Choice Dollars (charitable grant funds) and Action Team funding? According to Thrivent Financial literature, Thrivent has provided nearly $225 million to help churches, educational institutions, and other nonprofit organizations through the Thrivent Choice charitable grant program since its 2010 introduction. Thrivent Action Team dollars help fund projects that bring volunteers together to meet a need in our community. In 2016, we plan to put together a list of service projects, fund-raising events, and/or educational events that will be eligible for an Action Team. Check the Thrivent.com website for more details, or contact your local Thrivent Financial representative. Take advantage of these opportunities to support our local preservation efforts and programs.

The Daniel H. McIntyre home, built in 1883 at 401 Capitol Avenue, exemplifies the impressive Italianate style, a popular architectural design from 1860-1880. Distinguishing features of the three-story yellow brick home include evenly-spaced decorative brackets on top of an embellished band trim under a low-pitched roof and wide overhanging eaves. The elaborate brick enframements between and below the tall, narrow windows are repeated between the first-floor double windows as an Italian trompe l’oeil of a third portal. The many double-paned arched windows, allowing light into all sides of the home, are topped with decorative hood moldings. Small single-story porches were common to this design with decorative square-post supports and repeated band trim under roof eaves.

Unfortunately, Daniel McIntyre lived in the home for only a short period. Born in Calloway County, he graduated Westminster College, Fulton, in 1861 and went on to fill many hats: captain of confederate state guards; war prisoner after being wounded at Wilson's Creek; re-enlisted captain in regular confederate state troops; prosecuting attorney in Audrain County where he was elected to state senate and then house. McIntyre was elected state attorney general, serving from 1880-1885, followed by a law practice in Jefferson City, during which time he built the Capitol Avenue home in 1883. A few years later, he lost his eyesight, and returned to Mexico, Audrain County, until his death in 1910.

It is also unfortunate that this beautiful, stately home with such elaborate architectural detail, filled with such historical significance by a true citizen of our state, has to withstand boarded windows and doors. The home is showing signs of neglect, listed for several years now on the City’s Abandoned Building Registry, unable to be adopted and revitalized.

THIS PLACE MATTERS!

NEW SET OF LANDMARK PLAYING CARDS NOW AVAILABLE

$10 per deck
HCJ members get 30% discount!

Available at Samuel’s Tuxedos and Gifts, Art Bazaar, Brew Haus and Cliff Manor Bed and Breakfast
A city measures its worth by its historical lore and historical structures, the stories from those buildings that have lasted for one or two centuries, those that have withstood the time and destruction of short-sighted men in their rush to progress. A chapter of Jefferson City’s history is retained in the pre-Civil War stone and brick walls—often built with slaves’ sweat and blood—of the stately homes of the capital’s founding families. Some of these history-laden homes still stand on Capitol Avenue or out past the “Commons” to Moreau-Green Berry Drive, either painstakingly restored to their former beauty, or boarded up in decline, but refusing to give up the ghosts, awaiting the patience of historical restoration.

The Bolton-Kelly home at 1916 Green Berry Road, an ante-bellum Greek Revival style I-house, is one of the lucky ones, being historically restored today by owners Curtis (Bo) and Marlene Bohanan, no strangers to historic renovation. They were recently honored with the Historic City of Jefferson’s Golden Hammer for their on-going restoration of a stately home that in 2002 was designated a Jefferson City Local Landmark.

When the Bohanans bought the 181-year-old Bolton-Kelly house, they sort of knew what they were getting themselves into…..but not quite. There was the usual re-plumbing, re-wiring, new windows, HVAC, woodwork and plaster repair. What they did not expect was a foundation so near collapse that the slightest tremor could have dislodged the center of the house. The interior brick walls were resting perilously on load-bearing walls in the basement that had been compromised by the inept installation of water and electric lines years earlier! “This house probably would not have been standing today without those foundation repairs,” says Marlene.

Even without the foundation repair, the 3300 square-foot renovation became a huge undertaking. The Bohanans did the bulk of the work themselves: patching, repairing, painting, installing woodwork and doors. Marlene was particular that renovations be true to the period of the house after researching décor trends in the Federal period. A “eureka” moment came when she found an appropriate stencil pattern and paint shade for the dining room. The couple worked together on the detail work: Marlene painted and stenciled the period design on the walls herself to match a photo; Bo put up wood trim, made repairs, stripped walls and painted.

The house did not have the original wood trim or windows to work with, so the Bohanans reproduced period trends. Bo made many, many trips to Lowe’s, where he “should have bought stock.” Bo continues that “The clerks know me by now and comment about never seeing me in regular clothes…just paint-stained work clothes.”

This was the Bohanan’s third major house renovation. After Bo retired from 26 years of US Army service in 1989, he and Marlene took on their first renovation odyssey, one of the two Elston-brother houses near St. Martins, built in 1878 and in a dismal state of disrepair, complete with ghosts! After restoration, the couple sold the property to buy an 1887 rock house in Loose Creek, the Judge Hienen house. They loved every foot of this 4600 square-foot house, with all its nooks and crannies, but in 2012 they were ready to tackle another, so bought the 3300 square-foot Bolton-Kelly house. With a grin Marlene tells everyone, “We decided to downsize.” But the house was not ready to move into for a full year because of safety concerns, and not having a working bathroom, kitchen or laundry. Even after moving in, they lived in a construction zone.

One of the oldest residences in present-day Jefferson City, the Bolton-Kelly home on Green Berry Road, built around 1834, was a probable day’s ride away from the Capitol. Only nine years earlier in 1825 the City of Jefferson had been incorporated; the newly plotted town was home to thirty-one families, a general store, a hotel, and a scattering of business buildings. In 1836 the state penitentiary was completed on the river banks. The Capitol and all state records burned the next year resulting in the new statehouse not being finished for five years. Those were years when, according to the Cole County Historical Society, “pigs still wandered in the streets, modern steamboats regularly visited the city, and stage coach routes brought travelers.” By 1840 the capital city had increased to 1,174 citizens, including 262 slaves.

Much of the house’s history and architecture is contained in a small 1954 volume by Jean Ann Harrison titled “Homes Erected in Jefferson City before 1860,” shelved at the state archives. Doctor William Bolton, Jr. purchased the property for $700 in 1834 from land speculator John Dunnica who had bought it ten years earlier.

The Bohanans: Saving History, One Historic Home at a Time

By Carolyn Bening and Jenny Smith
from city trustees for $19.50; the purchase price suggests a dwelling, perhaps a log cabin, on the property.

William would have started construction on his family home a year later in 1834 or 1835. A subsequent owner, Dr. Marshall W. Kelly, speculated that the Green Berry Bolton house may have been built as early as 1831; regardless of the exact construction date, it is regarded as one of the oldest and possibly the first brick houses in the capital city. The brick was manufactured in Pittsburgh, Pennsylvania, shipped down the Ohio to the Mississippi River to St. Louis, and then up the Missouri River to Jefferson City.

Little information can be found for Dr. William Bolton beyond that he had established a medical practice in Jefferson City before 1833, partnering a practice with a relative of Lewis Bolton’s first wife Elizabeth Lansdown. William’s brother was Col. Meriwether Lewis Bolton who served as the first warden of the Missouri State Penitentiary. Lewis built his Greek Revival home of early vernacular stone construction in 1833 in Wardsville (featured on 2011 HCJ Civil War Homes Tour). The Cole County Bolton families, southern sympathizers and slave owners, had migrated from North Carolina. Col. Lewis Bolton had built several slave cabins and a slave cemetery on his property, where he and his wife Sarah housed their several slaves (1860 Federal Slave Census). In July of 1860, William Bolton reported to the Census taker that he owned twenty-four slaves: eleven females and thirteen males. It is no surprise that both Bolton homes had been built by slave labor.

Civil War stories abound in Cole County. Historian David Lineberry recounted the advance of General Sterling Price upon Jefferson City at the HCJ’s Civil War Tour in 2014. The first shots of Price’s assault were fired October 6, 1864 at the southern end of Green Berry Road, just below the William Bolton home. The Union men withdrew toward the Edwards home (Vineyard/Monaco) on Moreau Drive while Price’s army gathered that evening at the Green Berry Spring, also known as Bolton Spring near the Bolton home, leaving the next day for the Moreau Heights area. It’s possible that General Price stayed that night at William Bolton’s home, a supporter of the southern cause.

In 1865 the William Bolton house and property of 350 acres were purchased by Green C. Berry, Cole County sheriff and collector, for whom the road was named and who was among the four killed in 1881 on the train ride on the Bagnell Branch Railroad. The property remained in the Berry family until 1939 when sold to George and Leota Payne. In 1947 the home and some five acres were sold to Dr. and Mrs. Marshall W. Kelly, another Capital physician. As photos attest, the Kelly home was surrounded by tall mature trees.

The Bolton-Kelly house is significant in exemplifying the antebellum Greek Revival style I-house, as is Col. Lewis Bolton’s home. The original I-house structure of the Bolton-Kelly house defines the style: a central hall with two large, almost square rooms on either side of the hall—one room deep, and at least two rooms wide—and fireplaces built at the end of each room. The roof is typically side-gabled or hipped.

As those early settlers gained financially, they would embellish their simple I-houses with a popu-
Getting to Know You

My father Dr. Joseph S. Summers Jr. was a founding member of HCJ and got me involved when I moved back to the City of Jefferson in 1987.

What do you like best about being a member of HCJ?

Many things! I like HCJ’s preservation mission and the people involved with a common vision. I like the events HCJ sponsors, the programs, the tours and celebrations. I have learned much of JC history from many HCJ members, including my father and grandmother as well as from Elizabeth Rozier, Gary Kremer, and others.

Do you have a favorite HCJ program or activity?

I enjoy them all; Golden Hammer, Annual Dinners, program speakers, home tours, board meetings, and especially the Art and Essay Contests.

Do you think we have made progress in Jefferson City on historic preservation?

Absolutely!! The City of Jefferson has become a much more preservation-friendly place in the last twenty-eight years, thanks largely to HCJ and the Preservation Commission’s influence.

If someone asked you the benefits of HCJ membership, what would you say?

There are many benefits for the money; the newsletter, the programs, lectures, annual dinner, oral history, home tours. It is nice mingling with like-minded folks who are trying to make this a more preservation-minded community. It does make a difference!

How long have you been a member HCJ?

Twenty-eight years.

What one thing might HCJ members be surprised to learn about you?

I am full of surprises. I am kid friendly and pet friendly, but not as comfortable with adults.

Dottie Dallmeyer

Shown above in a photo taken in 1999 with her late father, Dr. Joseph Summers Jr.

Dottie Dallmeyer has been a very active member of HCJ almost from its inception! She has served on the Board of Directors besides volunteering for many HCJ events. She has also served as our “resident historian” with her wealth of knowledge about local history. For 21 years she has coordinated the annual Art and Essay Contest for area school children. With several college degrees including Early Childhood Development, she has been educating children for nearly fifty years. She co-founded the Moreau Montessori School with Linda and Harold Kanagawa and stills teaches there part time.

(Dottie Dallmeyer, Continued from page 7)

lar ante-bellum style known as Greek Revival. As listed in the National Register of Historic Places application for the Lewis Bolton House, these characteristics include wide cornice bands, prominent lintels over doors and windows, and full-door surrounds with transoms and skylights. Doors and windows are evenly spaced, and on masonry buildings are almost always topped with straight lintels of stone or wood.

A large door framed by an overhead fan light and narrow side windows, a feature typical of Greek Revival houses, welcomes visitors into the long central hall ending in the back entrance. An open stairway to the left leads to the second floor, duplicating the first floor; these four rooms with 12’6” high ceilings would have been completed first. Bo Bohanan estimated that in the 1850s the back ell was added. The addition consisted of two rooms down, dining room and kitchen, and two upstairs reached by an enclosed stairway. A second enclosed stairway in the dining room had been turned into a closet by the 1950s, as had the two upstairs front-room fireplaces. The stairs in the back-room kitchen could have led down to slave quarters, as attested by photos and drawn house plans in the Harrison volume.

The stately house stands out dramatically with its white-washed exterior of Flemish Bond brickwork where headers and stretchers alternate in each row. Later additions include the columned portico and screened porches. Under the front room facing south, limestone steps were discovered leading down to a dug-out portion of the limestone foundation. This underground cellar, thought to be the same age as the house, may have created another legend where a Confederate officer, trapped by the Union army, took refuge.

At one point shortly after really figuring out what the renovation of the Bolton-Kelly house would entail Marlene wrote on her blog a post entitled, “When Smart People do Dumb Things,” she says with a smile. Most people cannot walk into a smelly, messy, neglected old house in which virtually every inch needs attention and see a grand vision. Marlene and Bo can, and they love the hands-on work, turning trash into treasure. “It’s an amazing thing to see an old house come back to life,” Marlene beams. “It’s a pleasure to stand back after all your work, gaze at the finished product, and feel pride in how well it turned out,” Bo added. The restored Bolton-Kelly House is certainly a historic work for our city to be proud of, thanks to two smart, dedicated lovers of history!
Owners Keith and Jeannie McGowan took this distressed duplex on this distressed street and turned it into a roomy and cheery home. They have revitalized not only this 1910 home but are part of the rebirth of this historic neighborhood just a block from the old Missouri Penitentiary. “They are making a difference in the lives of those living in this diverse downtown neighborhood,” said Golden Hammer chair Laura Ward.

This building in the Millbottom area had been vacant for many years until Gary Oberkrom, Ron Dawson, Dick and Jason Otke decided to bring it back to life amid new life in the Millbottom as well. It now houses a large event center and Red Wheel Bike Shop. Below is Nick Smith, owner of Red Wheel Bike Shop, and Dick Otke accepting the award.

Passersby on Greenberry Road driving past the Bolton-Kelly house have been watching with much anticipation and appreciation as this historic house has been restored by current owners Curtis (Bo) and Marlene Bohanan. The Greek Revival house was built circa 1834 and is reportedly the first brick house built in Jefferson City. General Sterling Price’s confederate army camped across the road in 1864 and found sympathy with the William Bolton family, the original owners.

Below: HCJ vice president Kevin McHugh (left) and Golden Hammer chair Laura Ward (right) present The Golden Hammer award to the Bohanans (center).
SAVE THE DATE!
Presentation of the New HP Ordinance to the Historic Preservation Commission
Thursday November 12, 2015  5:30 pm
The City Annex Multipurpose Room
COME SHOW YOUR SUPPORT!

Looking back . . . . . . Moving forward

Golden Hammer Chair and Web Master - Laura Ward
Newsletter Editor - Jenny Smith
Education and Programs - Donna Deetz
Oral History - Janet Maurer
Publicity - Vicki Schildmeyer

Membership and Social Media - Terri Rademan
Special Events - Kevin McHugh
HCJ Foundation - Nicholas M. Monaco
History and Documentation - Katherine Owens
Finance - Tim Morrow

OUR MISSION STATEMENT
To proactively preserve our historic resources and create an environment that makes preservation a central focus for the future development in the City of Jefferson.

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