HCJ Annual Fundraiser Tour to Spotlight Capitol Avenue

There is no better place in Jefferson City to “feel the history” than on Capitol Avenue. Bounded roughly by State, Adams, High and Chestnut Streets, the Capitol Avenue Historic District will be showcased in this year’s HCJ Home Tour.

Seven beautifully restored buildings will be open for tours along the 500, 600 and 700 blocks of East Capitol. A list of the open tour houses can be found on the HCJ website: www.historiccityofjefferson.org. Visitors are reminded that many buildings are not handicap accessible as several will have second and third floors available for viewing.

Advance tickets ($12) may be purchased at businesses listed on flyer to right after September 1st. Day of the tour tickets may be purchased for $15 at the HCJ sales tent at 601 E. Capitol. A tour guide pamphlet will be available at the ticket sales tent.

A booklet prepared especially for this tour, “The Historic Capitol Avenue,” will be available for purchase at the HCJ sales tent. It contains a history and evolution of the street, the prison, historic homes, the famous people who lived there, a brief history of the Buescher family (living on the street since 1933), and information on the abandoned-building issue afflicting the district.

The Capitol Avenue Historic District is on the National Register of Historic Places with nine properties within its borders designated by the city as Local Landmarks. These historic landmarks were designed by some of the area’s most renowned architects—Charles Opel, Fred Bell, and Frank Miller—and feature the city’s finest examples of Queen Anne, Italianate, Craftsmen, Second Empire, Art Deco, and Spanish Revival architecture. Many of the mansion homes of the late 19th-century prison industrialists such as Lester Parker at 624 East Capitol and James A. Houchin at 611 East Capitol, were built by convicts who labored in the factories behind the penitentiary wall. Over the years, several of these beautiful edifices have been carefully and lovingly restored by homeowners who are passionate about the preservation of Jefferson City’s historical heritage. They have preserved these homes and the memories of these former home owners who gave so much to create the capitol city as we know it today.

Lately though, the Capitol Avenue neighborhood has been the subject of much discussion at City Hall, in local media coverage, and even on social networks. Concern has been raised primarily of the alarming...
City Staff Raises Objections to Ordinance Proposal; Supporters Frustrated

“It would appear that the tail is wagging the dog.” That was the frustration expressed by an HCJ member after learning of a recent set-back in regards to the new preservation / demolition ordinance originally proposed by the Historic City of Jefferson and now being considered by city government.

The setback came this summer when city staff raised objections to it, indicating they would not support the bill as currently written. When it learned of staff concerns, the Historic Preservation Commission (HPC) decided to reopen its review of the draft bill and look closer at concerns raised by the staff.

Key city staff members subsequently submitted their concerns in writing for consideration by the HPC at its regular meeting on July 12. However, due to the fact that a number of HPC members were not present at this meeting, it was decided to put off further review of the ordinance until early August.

City staff members are concerned about staff time and expenses that they say would be required to implement the new ordinance. In a larger sense, the outgoing city attorney has indicated his belief that the ordinance goes too far and could result in the “taking” of property.

At a public hearing on the matter in June, Historic City of Jefferson members addressed the commission and urged it to move the draft ordinance forward, noting that it would provide for greater communication and notification about historic properties in danger of demolition and that spending city time and money to communicate with the public on these matters is worth the effort. It was also noted that appeal procedures are in the ordinance to protect private property rights, even as the need to save historic buildings is considered.

It is expected that the HPC will take up the matter again at its regular meeting on Aug. 9, if not before. Once the ordinance clears the HPC, it will move on for review by the City’s Public Works and Planning Committee (made up of five City Council members) and then go before the City Council itself for final review and possible adoption.

HCJ leaders have been closely following this process. In attendance at the July 12 meeting were HCJ board members Kay Martellaro, Vicki Schildmeyer and Janet Maurer. Also in attendance were HCJ Foundation members Cathy Bordner and Steve Veile. Both Bordner and Veile are also former chairs of the City’s Historic Preservation Commission.

Steve Veile
number of abandoned properties in this historic district, nineteen of which are owned by former funeral-home director Barbara Buescher, still residing on East Capitol Avenue. Some of these properties are the oldest and most historic homes in the city including the John Walker/ Gustavus Parsons house at 105 Jackson, the oldest house in the Capitol District built circa 1833, and the Austin and Mildred Parsons Standish house at 103 Jackson built circa 1850. Sadly, the grandest Queen Anne in the city, Ivy Terrace, at 500 East Capitol built in 1889 for Governor Lon Stephens and later rejuvenated by Col. Thomas Whitecotten, and the stately John Gordon house at 429 East Capitol (later Buescher Funeral Home) built circa 1868 are also on the abandoned property registry.

The two-fold goal of this year’s walking tour is to show what can be accomplished by restoring the grandeur and beauty of these historic mansions, but also to allow the public to see first-hand the endangered neighborhood. HCJ would like to bring public awareness to the extent of decay along the 100 and 200 blocks of Jackson Street and the 400 block of East Capitol. A short self-guided walking tour (0.3 mile) of these fragile blocks will take the visitors by all but two of the twenty abandoned buildings on the registry. It is sure to be an eye-opener. This walking tour of the abandoned areas is in addition to the seven restored homes which will be open for tour, plus half-a-dozen other non-opened historical homes.

HCJ hopes this tour will arouse an appreciation of how integral and special this avenue is to Jefferson City’s cultural and architectural history. Our historic capital started here! A tour around the blocks of the abandoned properties should also arouse dismay at the dereliction that threatens so many of these irreplaceable mansions and historic sites.

We appreciate our sponsors who help HCJ defray costs for this tour! If you would like be one of our sponsors please contact Jim Kreider at 417-849-5185 or hcjprez@gmail.com. Our sponsors’ names will be displayed at the sales tent, on our web site, and in some of our publications.

Be sure to save the date for the HCJ Capitol Avenue Tour September 25th to FEEL THE HISTORY.

**CALL FOR VOLUNTEERS!**

The success of the HCJ Home Tours depends so much on our volunteers and our Home Tours require many volunteers to guide visitors smoothly through each building. To volunteer please call or email Connie Hubble at connie@whaleyrx.com, 573-634-3526 or 573-690-9869. Volunteers will have the opportunity to also walk the tours at half-price.

**Historic Homes open for touring:**

- The Marmaduke Mansion - The two-story Queen Anne-style house, designed by Fulton architect M. Fred Bell, was built in 1887 for the first warden of the MSP, Col. Darwin W. Marmaduke. The 9,000 square-foot red brick mansion was built by prison inmates and used by MSP officials until the 1980s.
- The Ephraim Ewing House - Built in 1873 by W. C. Young who later sold it to Ephraim B. Ewing and family, this Vernacular Victorian brick with Italianate features was built with prison labor using hand-made bricks.
- The Towles-Buckner House - This Queen Anne style red brick house was built in 1895 for Major Thomas O. Towles, Deputy Superintendent of Missouri Insurance Department. In the late 1980s Chip and Debra Buckner returned the house to single-family use, restoring many interior highlights.

**Seven historic homes will be open for touring September 25th**

- 506 E. Capitol - Perry Rader House (Marilyn Rooney)
- 512 E. Capitol - Ephraim B. Ewing House (Communique)
- 516 E. Capitol - R.E. Young House (MO Ass’n Of Counties)
- 600 E. Capitol - Wm Dallmeyer House (Burkhead Ass’n)
- 601 E. Capitol - Bella Vista Apartments
- 611 E. Capitol - Towles-Buckner House (Flotron-McIntosh)
- 700 E. Capitol - Marmaduke House (Jeff Schaeferkoetter)
Central United Church of Christ in Jefferson City in 2015 announced its intention to demolish its vacant parsonage at 713 Washington Street. Should this happen, we all will miss this wonderful, historic residence in the very heart of Munichburg. A brief history and a taste of the lore of the 117-year old parsonage is appropriate to inform us of its importance to the Southside.

It is not the congregation's first parsonage. Shortly after the immigrant German Protestant congregation was organized in 1858 and built its church in 1859 on the hill on the corner of Washington and Ashley, it hired Rev. Joseph Rieger for its first pastor. On the day he arrived, the congregation decided to build a parsonage next to the church and directed the new pastor to design it. It was constructed of brick on a limestone foundation and built directly on the front property line, which was the custom in the old country. It was similar to other simple German-style cottages being built throughout German-speaking Munichberg at that time, like the Hess house across Washington Street and the Buehrle house across the alley on the north. It was finished in 1860. Rev. Rieger administered to Civil War wounded in that parsonage, while at the same time it was home to his family of five daughters and two sons. During the war, "Southern" ladies of Jefferson City entrusted jewelry and other valuables to the pastor for safekeeping in the parsonage. Rev. Rieger also married former slaves in the parsonage (identified as Farbige, or "colored," in the marriage register). Rev. Rieger died in 1869. All of his next six successors and their families also lived in that parsonage.

In 1892, the congregation, having outgrown its original church building, built a new one, the present Gothic church with the tall steeple. That was during the time when many of the original small German cottages built by immigrants in the surrounding Munichberg neighborhood were becoming obsolete. Their prospering children replaced them with more modern, larger, American-style residences. Joining in that trend, Central's congregation voted May 1, 1898 to replace its 1860 parsonage with a new one in the same general Queen Anne style as other Munichberg residences then being built in the neighborhood. This is the present parsonage now being considered for removal. Charles Opel was the architect. It was completed before the end of 1898 at a cost $3,109.33. The congregation had instructed Pastor Theophil Mueller to collect funds for its construction—for his own residence—and he raised money well in excess of the final cost. Just a few months earlier, Charles Opel also had been architect for congregational member and city councilman Henry Asel's residence at 210 Lafayette Street, which was almost exactly the same as the parsonage. Could Asel's residence have influenced the choice of style for the parsonage? Asel's very similar 1898 house still stands and is in excellent condition.

The new parsonage for Central Evangelical Church (the congregational name at the time) was built on the same land the old parsonage sat on, but this time set back twenty feet from the property line, conformable with the American style for front yards. The parsonage measures approximately 30 feet wide by 50 feet deep, with two-story bay windows on both the north and south sides. The main
The original small, ornamental, wooden porch at the front door (Germans were known for decorative entranceways) was replaced in 1914 by the present, much larger, brick-pillared porch that wraps around the south side. Also in 1914, water usage was put onto a meter, because the frugal congregation wished to save on the flat-rate monthly fee then charged for residences. The coal furnace was converted to a gas furnace in 1954.

In 1915 the congregation put in a driveway along the north side of the parsonage and built a garage (at a cost of $131) for the newly arrived pastor, Rev. Paul Stoerker, who was the first pastor to have a car. The concrete driveway and garage served as the ceiling for a bowling alley, dug out and built 1920. It was entered through the adjacent Sunday School Building. It is remnants of this structure, butting up against the parsonage's basement wall and demolished in 1981, that is causing structural problems with the parsonage today.

Over the years the parsonage has many stories to tell. During Rev. Edwin Berlekamp’s pastorate (1923-1939), 151 of the 191 weddings he performed took place in the parsonage. On one busy day, four couples were married there! During World War II Rev. Henry Damm’s wife Esther and two daughters often served as witnesses for marriages hastily arranged for servicemen home on short furloughs. While the war was being fought, discov-
People braved the heat to attend the dedication ceremony for the Lafayette Street Memorial Plaque on Friday, June 17. Several former businesses and homes were represented by descendants of those who lived, worked, and played in “The Foot.” Speakers included Mayor Carrie Tergin, Mr. Glover W. Brown, former resident and Executive Director of The Friends of Lafayette Street and The Historic Foot District, Ms. Brianne Greenwood with the Missouri Department of Transportation, Dr. Debra Green with Lincoln University, and our HCJ President, Tammy Boeschen. Mayor Tergin read and presented a Resolution from the city, and Missouri State Representative Mike Bernskoetter read and presented a Resolution from the Missouri House of Representative, recognizing the importance of this area. Rev. Cornell Sudduth from the Second Baptist Church on Lafayette Street was Master of Ceremonies, and the church provided a light supper for those in attendance. Glover W. Brown and his brother Arthur formerly turned over the care of the plaque to the City of Jefferson at the City Council meeting on Tuesday, July 5. The memorial plaque is located in the 600 block of Lafayette Street, south of Highway 50/Whitton Expressway.

Naturally many updates were made to the parsonage since 1898. Knob-and-tube electric wiring had to be improved and expanded. Since the original parsonage was built without closets, they had to be constructed in the large bedrooms. Until 1948 the women of the church were responsible for redecorating and cleaning the parsonage from attic to basement twice a year. The women also raised funds for repairs and painting, interior and exterior.

When Rev. Stephen Buchholz and wife Becky moved into the parsonage in 1982, the aging parsonage was no longer considered suitable as a residence for a young family of the late twentieth century. The neighborhood had transformed into one of rental properties with attendant safety issues. And, like other pastors, the Buchholzes wanted to own their own home and thereby have the ability to gain equity in it for time of retirement. Fortunately, Rev. Buchholz was on the board of the Evangelical Emmaus Home for developmentally disabled at Marthasville and saw the opportunity to convert the parsonage into an Emmaus Group Home. Central Emmaus Home opened in the former parsonage in 1991. It became "home" for five or six developmentally disabled men and a mission of the church. The residents participated in congregational life.

Central Emmaus Home closed around 2010, and a short while later the congregation leased the parsonage to Calvary’s Gifts, a re-sale shop for the benefit of Calvary Lutheran High School. But Calvary’s Gifts outgrew the parsonage’s space and moved a block away to 722 Jefferson Street in 2014. The venerable parsonage building has been vacant since, awaiting its new fate.

After a year and a half of exploring other options, the congregation of Central Church, upon the consistory’s recommendation, voted on May 1, 2016, to demolish the parsonage. The decision was made prayerfully and regretfully.
SAVED FROM AN EARLY “GRAVE”:

THE NATIONAL CEMETERY CARETAKER’S COTTAGE

Since early 2016 several non-profit groups have been seeking preservation alternatives for the Jefferson City National Cemetery Superintendent’s Lodge, according to Jane Beetem, Historic Preservation Consultant. Interested representatives and Department of Veterans Affairs staff and architects are currently discussing how the federal agency might partner with local organizations, as Beetem visualizes, “to rehabilitate and reuse this historic structure that serves as a visual anchor for the national cemetery.”

Volumes of history speak to us from the small acreage of internments behind stone walls on East McCarty. In fact, three cemeteries share this hallowed ground: Old City Cemetery opened in 1826 as eternal home for the city’s first families; Woodland Cemetery designated in 1831 as plots for state officials; and the National Cemetery began receiving Union veteran burials in 1861. The frequently used state cemetery—final home to Gov. Thomas Reynolds and Gov. John Sappington Marmaduke—held so many interments that only two grave sites remained. So, in 1898, Henry Ewing, son of Judge Ephraim Ewing, grabbed the last plot in the “Sorry, No Vacancies” state cemetery.

The McCarty Street entrance is set off by a double iron gate with limestone pillars leading to the rostrum fronting the second entrance along the south wall. Graves were originally marked by headboards, painted and lettered, later replaced with upright marble headstones. The national cemetery officially closed in 1969.

Just inside the iron-gated entrance stands the Superintendent’s Lodge built in 1870. The one-and-a-half story brick structure is rare French Second Empire architectural styling—one of only two structures remaining in the capital city with these design features (the other being the Dr. Alonso H. Hatch Apartments at 413-415 E. Capitol). Secondly, the lodge is one of seventeen remaining Meigs-designed Second Empire lodges found at Civil War-era national cemeteries.

The lodge’s design follows a distinctive prototypical design issued by U.S. Army Quartermaster General Montgomery C. Meigs, acclaimed as a master architect of civil works projects, including Arlington National Cemetery. A staunch Unionist who detested the Confederacy despite his Southern roots, Meigs was rumored to have chosen the Robert E. Lee’s family estate of Arlington House as the National Cemetery site to humiliate Lee for siding with the South.

The L-shaped lodge was constructed entirely of ashlar limestone and features stone quoins on the corner of the building. The lodge is topped by a Mansard roof covered in hexagonal slate tiles of varying colors and small gabled dormer windows. The first floor contains an entry porch (enclosed in 1934), living and dining rooms, and kitchen (added in 1934); the upper story contains three bedrooms and a bath; a full unfinished basement completes the structure.

The first superintendent was Corporal Henry Brown, Company A, 42nd Infantry in 1868. It must have been a thankless job, especially when numerous veteran bodies were removed state-wide for re-interment in the National Cemetery. An 1871 inspector’s report stated that no additional laborers had been hired for two years but “prison authorities [had] sent convicts to help the superintendent whenever he asked for assistance.” Caretakers did not stay long at their job; an inspector’s list from 1918-1974 reveals twelve stayed for one or two years while only a few—John M. Jones (5 years) and Walter M. Gardner (22 Years!)—braved it longer.

Thanks to all those involved in this preservation success story in saving the Caretaker’s Cottage from the grave’s brink.
Getting to Know You

1. Why did you join HCJ? To serve the community in encouraging the preservation of and use of historic/vintage homes and spaces as viable places to live and do business.

2. What do you like best about being a member of HCJ? The opportunity to learn! I have a lot to learn about historic preservation, our city and its treasures.

3. Do you have a favorite HCJ program or activity? The Annual Homes Tour and the Golden Hammer recognition.

4. If someone asked you the benefits of HCJ membership, what would you say? Being in the loop about local preservation opportunities and efforts.

5. What do you think is the most effective way for HCJ to achieve its preservation mission? By celebrating what we have in both preserved properties and in the potential for continued preservation and development. We need to keep our cause in the forefront as our city develops and grows.

6. What one thing might HCJ members be surprised to learn about you? Hmm…I’m pretty much an open book. I still like to play “dress up” especially on Halloween, a magical night on historic Moreau Drive! :-)

Theresa McClellan

Originally from Clinton, Mo., Theresa has lived in Jefferson City since 1995. She retired as Guidance Director at JCHS after 31 years in education. She is currently a graduate school recruiter for William Woods University. She has been an active volunteer and member of HCJ the last 5 years and became a member of the Board of Directors in 2016.

LEFT: Carolyn Bening delivering an informative talk on homes on Capitol Avenue built with prison labor plus much more history of street and prison. Interestingly, the talk was at Avenue HQ at 621 E. Capitol and the wall she is standing next to in this photo was one of those built by prison labor!

BELOW: Thomas Lawson Price members were treated to a tour of the McClay mansion in Tipton. Built in 1858 as a girl’s school, Rose Hill, it later became a Union Headquarters for General John C. Fremont during the Civil War.
Tony and Jenny Smith’s renovation odyssey began in 2011 when they purchased this 1907 bungalow. With the full-length rounded porch and arched attic window on the modest house “it’s like the porch is putting on airs”, Jenny adds. “I was drawn to this porch.” The Smiths did much of the work themselves and were committed to preserving as much of the original parts of the house, as possible, stripping the wood trim and register grates, refurbishing the windows, floors and doors. They replaced missing parts with architectural salvage. They tapped into woodworking skills of son-in-law James for damaged trim. Making all of their efforts worth it, their daughter Laura Cole, husband James and grandson Everett have made it their home! The perfect outcome for a house in Old Town.

Shannon and Jami Wade have done it again! Their first Golden Hammer Award was for a marvelous renovation on West Main. Now, on Lee Street they have revived this 1920s brick home.

The renovation of this downtown building was more of a reconstruction! Suffering from years of neglect, a sagging roof near collapse, moisture damage, and a crumbling plaster/cement facade, Richard and Mary Howerton saved this 1860s building from certain ruin. This piece of Jefferson City’s downtown streetscape is now home to the Jefferson City Museum of Modern Art. The Howerton’s daughter Sarah Knee manages the museum. It is an educational museum and gallery dedicated to the advancement of the arts, especially among youth and is available for tours by appointment; 573-635-1114.
SAVE THE DATE!

Capitol Avenue Historic Tour
Sunday, September 25th, 1 - 5 PM
Seven historic homes open for tours

Looking back . . . . Moving forward

Golden Hammer 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
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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