The National Historic Preservation Act of 1966
How Has it Changed Our Landscape?

by Jane Beetem

It is the 50th anniversary of the passage of the National Historic Preservation Act (NHPA). The Act has transformed the face of communities from coast to coast as it established the legal framework and incentives to preserve historic buildings, landscapes, and archaeology.

Signed into law by President Lyndon B. Johnson in 1966, the NHPA holds federal agencies accountable for their projects’ impacts on historic resources. These resources are to be considered during the planning stages of federally funded or permitted projects. Because the planning process cannot always be 100% transparent to the public, often historic resources are "saved" without the public even being aware they might have been threatened. This happens because the directives of the Act have been incorporated as a part of these agencies' culture over the past fifty years.

Society is more likely to see some buildings as worth saving as well, due to preservation efforts, and cultural influences such as This Old House, as well as many other television shows, movies and magazines featuring historic resources in a positive light. More work is needed in bringing attention to the benefits of less well-known historic resources, like the smaller, less elaborate houses and structures that make up neighborhoods and commercial areas. Without these resources, the larger, more detailed examples could end up isolated, or lacking context when surrounded by more modern structures, even parking lots.

An example of the 1966 NHPA working locally can be seen in the projects currently under construction on Highway 50. Project planners decided to avoid impacts to the small stone structure just north of the Lincoln University President’s House, near the edge of the bluff adjacent to the highway. This structure protects a well that was built during the Civil War by Union forces to fortify this hilltop in order to protect the capital city from advancing Confederate forces. Minimal blasting was conducted on the southern bluff in the Jackson Street area. Instead, blasting was used on the northern bluff, within the right-of-way owned by the Missouri Department of Transportation, to widen the existing highway. At the Lafayette Street interchange, several bungalows were documented prior to demolition because of their association with Lincoln University professors and visiting lecturers during the Harlem Renaissance era. While the project did not allow these houses to remain intact, their condition prior to demolition and their associated history were documented to expand our knowledge of them, as well as for reference and study in the future.
Walking Tour of Woodland-City Cemetery Planned for June 4

The Cemetery Resources Board of the City of Jefferson is partnering with the Docents from the Friends of the Governor’s Mansion to present a historic cemetery walking tour of Woodland-Old City Cemetery on June 4, 2016.

The event will begin at 11:00 AM with the dedication of a replacement monument for the grave of Carrie Crittenden, beloved daughter of Governor Thomas Crittenden, who died in the Governor’s mansion shortly before Christmas in 1882.

The full program is still being developed. Watch for updates in the local newspaper.

Remembrance of Things Past

The Schulte Summer Kitchen in Millbottom

by Carolyn Bening

Taken from HCJ Board Minutes and May 1983

Historic American Buildings Survey (HAB) by NPS and JC Housing Authority.

The Schulte Summer Kitchen duplex, 208 Walnut Street in Millbottom (only known example in area) originally served a two-story brick duplex, both constructed in the 1880’s and since razed.

Local myth had long considered the structure a “slave house.” Other local lore, since discredited, suggests the Summer Kitchen was moved to the current site. The east-side addition appears to be of similar date as the kitchen structure.

Land titles passed from G. H. Dulle to John W. Schulte in 1885; subsequent owners were Henry and Mary Backer; Frank Hentges; and finally, in 1980, City of Jefferson Housing Authority (JCHA)

The four-room, four-windowed brick structure (approximately 21’ square) was topped by two chimneys on each end of a north-south metal gable roof, brick vaulted floor with cellar beneath. Entrance was gained through either of two doors facing east; such double-thickness doors with diagonal planking is characteristic of German builders.

1975: Historic Village Building Relocation Study, JCHA: Moving, Dismantling, & Reconstruction Cost of Kitchen: $12,600

Summer 1983 HAB: Schulte’s Summer Kitchen scheduled for demolition unless structure is moved.

June 13, 1983, HCJ Minutes: Motion that Summer Kitchen Committee see that structure is properly dismantled and restored.

July 7, 1983 HCJ Newsletter: Special Projects sub-committee determine feasibility of relocating the Summer Kitchen for restoration by a private person or governmental unit.

July 11, 1983 HCJ Minutes: Reports Arnold Bailey is tearing down the Summer Kitchen with materials stored. Last mention of Summer Kitchen in surviving HCJ Board Minutes.

Note: It is assumed cost was too great by 1983 for reconstruction.

If this structure was in fact dismantled, does anyone know what happened to the stored materials?
The fascinating stories of intrigue surrounding the construction of convict-built historic homes, in addition to the handed-down tales of the resident families, add to the legacy of our Capital.

The Missouri State Penitentiary left its mark on the Capital City in innumerable ways from its very first entering convict in 1836. From within its stone walls, the stories still reverberate today of the riots; fear-causing escapes; infamous prisoners; eventually profitable industries; and strict, almost draconian conditions and punishments that led to reforms.

But the true legacy for Jefferson City of the state prison beyond the stone walls would be the convict construction of stately mansions in the city's Historic East End, mainly on Capitol Avenue. Prior to the opening of the penitentiary, many Cole County estate-homes were built by slaves of the landowners, such as the first warden of MSP, Col. Lewis Bolton, whose home was built near Wardsville around 1833.

Many of the city's historic homes were designed for the wealthy elite by talented architects of the day, such as Charles Opel, himself the builder of part of the Missouri State Penitentiary complex, as well as Ivy Terrace. But it remained for the penitentiary wardens to make the newly-opened prison economically self-sufficient. So the wardens directed the stone-cutting, the wood-working, the clay-dirt digging, the hard labor by the free-to-roam convicts.

Add to this free labor force, the rapidly increasing population of newly-created industrialists from the factories inside the prison wall and from the secondary businesses setting up shop on nearby Main Street (later renamed Capitol Avenue)—all who wanted homes near the prison—and who will soon meet the legislature's demands that the penitentiary pay for itself. What could possibly go wrong?

You don't want to miss the rest of the story!

Tuesday, May 17, 2016
6:30pm
Avenue HQ
621 E. Capitol Avenue
A presentation by Carolyn Bening

James Houchin House, 611 E. Capitol Ave, one of the Convict Built Mansions

HPC Completes Review of Ordinance;
Bill Moves to City Council Review

The new historic preservation ordinance, initiated by the Historic City of Jefferson, has undergone a thorough review by the city's Historic Preservation Commission (HPC). Four monthly meetings of the HPC were largely devoted to a line-by-line reading of the proposed ordinance, which would encourage preservation, but also regulate how and when buildings would be demolished.

The next step for the ordinance is a further review by city staff and then presentation of the bill to the Public Works and Planning Committee, a committee of the whole made up of members of the City Council. The consideration of the bill by the Public Works Committee is expected in April or May. It is then expected to be introduced as an ordinance for consideration by the City Council and Mayor Carrie Tergin.

Laura Ward, one of two City Council members representing the second ward, is expected to be a primary sponsor of the ordinance. Other councilmen who have expressed interest and who have been following the progress of the draft ordinance include Rick Mihalevich, also of second ward, and Fifth Ward Councilman Mark Schreiber.

Contact your Councilman by phone or on the city web site asking them to support the passage of this ordinance!

HCJ's Annual Home Tour Will Highlight E. Capitol Ave

A walking tour this fall of the Capitol City's most historic street will showcase beautifully renovated properties as well as areas of concern. Stay tuned for further details.
1. **How did you first get inspired, then involved with Historic Preservation?**

This goes back to my childhood. My dad was a livestock dealer and auctioneer and our family traveled all over the place with him. We always stopped at interesting historical places along the way. One time we stopped at Lincoln's tomb in Springfield, IL and that left a big impression on me, along with New Salem, IL where Lincoln lived a few years. My folks were very interested in history and took every opportunity to expose us kids to those things. They had a commitment to the Jefferson City community and its history and they reared me to have an appreciation of it as well.

2. **As one of the founders of HCJ in 1981, do you think the organization has become what the founders envisioned?**

For the most part, it is what we envisioned, but I will say HCJ could do better marketing itself. HCJ needs to merchandise their ideas, just like they were selling a product. I have been in sales for 50 years; I know how important marketing is. (She owns and operates Merle Norman Cosmetics at 316 Jefferson).

3. **Do you think HCJ has made progress in Jefferson City on historic preservation?**

Not like we should have. Losing the old jail on Monroe Street was such a loss. It embodied so much history, and had so many stories to tell. Losing that beautiful federal post office in the 100 block of West High Street was also a great loss. I hope HCJ can prevent any future loses like these. Historic Preservation is about saving places associated with our history. I would love to see the old Art Deco Capitol Theatre renovated, located at 111 West High Street.

4. **What do you think is the greatest challenge for historic preservation in this city?**

We need to “live the history” like our CVB’s slogan says. We keep losing our old cut-stone structures. We are so rich in stone and old brick architecture. The Germans who built this city constructed their buildings, foundations and walls to last, but people don’t have an appreciation of the workmanship and history of them, and we are losing them one by one. Parents need to instill in their kids a pride in this community and its history, making it easier to save our old buildings in the future.

5. **How do you think we could be better at accomplishing our preservation mission?**

It is all about marketing as I said earlier. Historic tourism is a big deal and HCJ should be pitching historic preservation as an economic development tool. MSP could be a great draw to our city but it is not all about MSP. The city could do more about dealing with the abandoned properties on Capitol Avenue. They need to enforce the existing codes. The mayor has some clout. Mayor Hyder in the 70s saved the Carnegie Building from the wrecking ball. In 1979 Mayor

(Continued on page 5)
Will We Finally See Some Progress Dealing with Capitol Avenue Decay?

The Jefferson City Council was given a report on March 14 by city staff on the city’s progress in addressing the abandoned building problem. Neighborhood Services Coordinator Jayme Abbott reported that, as of last October, 95 properties remain on the registry, down from 165 at one point. The drop is due to the properties either becoming occupied again, being demolished or renovated, and due in part to the stepped-up efforts by the city to contact the property owners.

While these extra efforts have made a difference in some parts of the city, it has yet to make a difference in the Capitol Avenue neighborhood, where 19 of 22 abandoned properties owned by Barbara Buescher are located. The city has filed a civil suit against Buescher for violations of city nuisance codes and for reimbursement of costs associated with rendering her abandoned properties secure. It is seeking almost $27,000 to cover fees and costs.

Ms. Abbott reported that there is a $150 fee when a property is listed on the abandoned building registry and $40/month thereafter. Although the city sends out bills to collect these fees each month, they don’t currently pursue those not paying the bills. More aggressive steps are planned in the future. For Ms. Buescher’s 22 abandoned properties, the bill amounts to $3300 for the one-time registry fee and $40/month/property or $10,560/year.

Planning and Protective Services Director Janice McMillan reported that a blight study of the East Capitol Avenue neighborhood is underway and should be completed by June. Walking that fine line between individual property rights and the common public good, the city is hoping that this study can give the city more options in dealing with derelict property owners.

It sometimes takes patience and time for change to happen!

(Continued from page 4)

Hartsfield led the charge to demolish the old city jail and in 2007 Mayor Landwehr vetoed a council action that would have saved the Bassman house on McCarty (made with cut stone from demolished Price Mansion). HCJ needs to make its presence more known to the public and city officials.

6. Do you have a favorite HCJ program or activity?
I believe the Oral History program is very important. We really need to tap into more of our long-time citizens to preserve their stories.

7. We know how involved Carolyn McDowell has been in our community, but tell us something about yourself we might be surprised to learn.
I read “Blondie” and “Beetle Bailey” every day. I always have. I like them maybe because they are sort of misfits. Another thing is that I hand-write a lot of personal notes to people; thank yous, sympathy, get well, encouragement, you name it. I like getting notes from friends, so I think it is important.
Local folk tales surround the stately convict-built mansion at 429 Capitol Avenue, the Gordon-McMillan home and known in later years as the Buescher Funeral Home. The tales range from “stolen” funds taken from an unlocked state treasurer’s office in the 1830s to an underground cellar occupied by Jesse James and his horse.

Even the conflicting building date is tied up in legend and undocumented paper trails—the T. H. McMillan house, a captain who served in the Mexican War, built in 1880; or the John W. Gordon family home, husband to Henrietta McMillan, built around 1868 at close of Civil War; or the John P. Gordon estate, a cattle buyer for the Missouri State Prison, built in 1840 by convict labor.

The historic two-story Italianate brick house was significant in its day for its twelve-foot ceilings above fourteen-inch brick walls. The home had been built in three sections over four years of two rooms, hallways, and stairways, two stories high, each year. A high picket fence surrounded the front and east side for privacy. In 1908 an encircling wooden porch and two-story-high pillars, shipped two at a time by flat rail from the South, were added at a cost of $1400. In 1933 the home was purchased by the Buescher family to be a funeral home, with more intrigue over the years. The Bueschers added a chapel to the west side in the 1950s. Whatever the conflicting stories, the stately Italianate structure with its elegantly curved porch and grand columns is now viewed as a fading Grande Dame.

This significant Capitol Avenue property is threatened by deterioration as it joins other Buescher–owned buildings on the City of Jefferson’s Abandoned Property Register.

**THIS PLACE MATTERS**

**TO THE CITY OF JEFFERSON**

**Schreiber Offers MSP Memorabilia to HCJ**

*By Donna Deetz*

Angels made from foil gum wrappers, tattoo guns made from old radio motors, knives built into ink pens, fine carved wood doll furniture—all items from the Mark Schreiber collection related to the former Missouri State Penitentiary. Mark has over 300 artifacts and another nearly 2000 photos with some items dating back into the early 1900s.

Mark wishes to donate this collection to HCJ. In turn, HCJ would work with the Prison Museum and similar organizations to display these items. When asked why he was making the donation, he stated that “HCJ is a very responsible organization that is interested in preserving the history of Jefferson City. I want the collection to remain here in Jefferson City for benefit of its citizens and others visiting our city. I also want the collection to remain intact and not make its ways to “all ends of eBay.”

HCJ volunteers are in the midst of documenting the collection through listing, marking, and photographing the artifacts and will soon begin the process of digitizing Mark’s photos and capturing the associated stories. Many items will be on loan to the new Prison Museum, across from MSP, in the old Marmaduke House, that will open this summer.

A model airplane made by MSP inmate for Warden Paul Delo, one of many items in Mark Schreiber’s collection of memorabilia from working in Criminal Justice for 42 years.
Memorial Plaque will Commemorate “The Foot” Neighborhood

“From the early 1900s to the 1960s, Lafayette Street and the Historic Foot District was the heart of the black community” – so starts the wording on the proposed Lafayette Street Memorial Plaque. There has been a renewed interest in the history of this area. The newly formed group—The Friends of Lafayette Street and the Historic Foot District—has been gathering donations for a memorial plaque commemorating the former existence of this once vibrant and prosperous area of Jefferson City. This area stretched “from Dunklin to Elm Streets on both ends of the 600 block of Lafayette Street, resting at the foot of Lincoln University on the hill.” But improvements to Whitton Expressway (Highway 50) and the Campus View Urban Renewal Project came along, so by the 1970s, this area was pretty much destroyed. And with the construction of the new Lafayette Street interchange, most of the remaining buildings and residences in and near this area have been demolished. The medical office of Dr. William Ross (corner of Miller and Lafayette), the Second Christian Church/Disciples of Christ, and the Community Center are still standing.

“The Foot” got its name due to its location below Lincoln University at the foot of Lafayette Street. This African-American business district and residential neighborhood in Jefferson City included many businesses, churches, homes, and social clubs. The Green Onion was a popular night club, and was visited by such famous black entertainers as Ike and Tina Turner, Louie Armstrong, and Ray Charles. Tops Restaurant, known for its bar-b-q, was another favorite hangout for both black and white patrons, including Lincoln University students. Patrons included visiting black sports figures “Satchel” Paige, “Wilt” Chamberlain, Althea Gibson, and the Harlem Globetrotters. For more information about past businesses and residences, see “Jefferson City’s Lafayette Street” in the February 2015 edition of the HCJ newsletter and “Foot Notes” in the February 2013 edition, both available on our website.

The Memorial Plaque will be placed in the 600 block of Lafayette Street. To commemorate this event, the Historic City of Jefferson will assist with the ceremony, which is expected to take place around “Juneteenth.” So what is “Juneteenth”? According to the June 25, 2009 Washington Informer, a Washington, DC newspaper, “Juneteenth is a celebration of the end of slavery that occurs every year on June 19. It commemorates the day that Union soldiers went to Galveston, Texas, announced that the Civil War had ended, and read a general order which freed the 250,000 slaves living in the state. Although Abraham Lincoln’s Emancipation Proclamation went into effect two years prior, in January of 1863, many were still enslaved until June 19, 1865, a day of long-awaited liberation in America.” In recent years, there has been a push in the Senate and House of Representatives to make Juneteenth Independence Day a national holiday.

Adding information-al kiosks throughout The Foot and perhaps establishing a museum are currently under consideration. Supporters of these efforts include the Historic City of Jefferson, Cole County Historical Society, the Missouri State Historical Society, the Jefferson City Cultural Arts Foundation, Friends of the Jefferson City Community Parks, the Board of the East Side Family Activity Center, and the City of Jefferson. Work continues to nominate The Foot to the National Register of Historic Places (NRHP) as a historic archaeological site.

Please join us during the dedication ceremony, tentatively scheduled for Friday, June 17, 2016. For more information about the Friends of Lafayette Street and the Historic Foot District organization, contact Glover W. Brown, 573-761-7411 or by email, oz65109@gmail.com.

Golden Hammer Awards Resume in May!

Come join the Golden Hammer Committee May 14, 11am at 612 E. McCarty St. to kick off the 2016 season.
In an informative program April 5th, Jane Beetem shared with HCJ members the many resources she has found useful for researching historic properties in the course of her career. She made available to the audience a handout that included many web sites. This handout, along with another resource list put together by HCJ member Deborah Goldammer can be found at HCJ's web site: www.historiccityofjefferson.org

One thing clear from Beetem’s talk is that there is a wealth of information out there if you know how to find it or even know that it exists!

Here are just some of the places your house research journey may take you:

**City Directories:** One of the first references you should check are the local city directories. The oldest directory available is 1900, The Illustrated Sketch Book and Directory of Jefferson City and Cole County, which includes biographies of many of the prominent men in the community at the time.

**Previous studies:** If your house has been listed on the National Register of Historic Places, then some or all of your research may have been done for you. Nominations to the National Register for Cole County properties are available online. Online Surveys can also be an excellent source for information.

**Recorder of Deeds:** When a property is sold, buyers and sellers are recorded in the county records by the Recorder of Deeds.

**Plat Book of 1900:** This book is available in print at the State Historical Society, or online at Secretary of State web site.

**Photographs:** Some wonderful pictorial records of Jefferson City can be found in the “Bird’s Eye View of Jefferson City, the Capitol of Missouri, 1869,” https://www.loc.gov/item/73693479/ Using this online view, you can zoom in and study one block at a time.

**Cole County Historical Society:** The CCHS has posted a number of street view photos to their website.

**Additional Research:** After researching your house’s history, you may want to learn more about the people and events related to the house. Try contacting people who have lived in the neighborhood and these general local history resources: Ford’s history of Cole County and Gary Kremer’s Heartland History Series.

**Newspaper resources:** At the State Historical Society of Missouri in Columbia, there is a card catalog where you can search for information on your house’s prior owners.

**Census:** Census records can be accessed at the State Archives. If you have a local library card, you can access Ancestry.com and Heritage Quest on the Missouri River Regional Library’s computers.

**Court Records:** There may be court records related to your property or its owners. Some of these are recorded in the Recorder of Deeds’ Office. Others may be found online.

Researching your house’s history and people who lived there can be tedious and frustrating but with some effort can be very rewarding.
HCJ members greeted each other during the wine reception, enjoyed an Ar- gyle-catered dinner, celebrated HCJ volunteers, and heard Dr. Debra Greene speak on the 150th anniversary of Lincoln Institute. Dick Preston reviewed the 2015 HCJ year. Annually, HCJ honors not only recipients of the Volunteer of the Year and Preservation Pioneer Awards, but elects board members and officers, and recognizes numerous volunteer members who, without fanfare, organize the annual dinner, member and public programs, and the Homes Tour. Thank You to retiring board members Lois Heldenbrand, Fred Brown, and Kevin McHugh. Welcome newly elected board members Jim Kreider, Jane Beetem, and Theresa McClellan, and re-elected members Katherine Owens (Secretary), Vicki Schildmeyer, and Henry Gensky.

We look forward to another successful year in preserving historic resources!
SAVE THE DATE!
Wednesday, May 17, 2016
6:30 PM, “Avenue HQ,” 621 E. Capitol Ave

Capitol Avenue’s Convict-Built Mansions
A presentation by Carolyn Bening

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.