



# Yesterday and Today

HISTORIC CITY of JEFFERSON, Inc. ~ April 2007

## APRIL

30 ~ Sketch Day,  
HCJ Art & Essay Contest

## MAY

### Preservation Month

2 ~ Wednesday 5:30 City Hall  
Annex—MU students present  
program on marketing

**You Are Invited**

7 ~ Monday 6:00-City Council  
Meeting -Vote on W. McCarty  
**We need HCJ members there!**

13 ~ Mother's Day

17 ~Thursday 4:00-City Council  
Chambers, Heritage Month  
Award Ceremony:  
Historic Preservation Commission  
Designated Landmark Awards  
Art & Essay Contest

## JUNE

3 ~ Sunday 1:00—4:00

### Home Tour

This is a big fundraiser for  
HCJ so tell your friends and  
family. Several volunteer hosts  
will be needed at each home for  
an hour and a half shift. This  
will allow volunteer hosts to go  
on the tour as well and they  
will not have to purchase a  
ticket. If you can help please  
call Mary Ann or DJ.



**Sunday, June 3, 2007 1:00 ~ 4:00**

Last year the Bungalow Home Tour was such a huge success that we are offering another tour in the Moreau Heights neighborhood. **Several homes will be open, all within walking distance of one another.**

Come see homes, more than 70 years old, that have been adapted to meet today's needs while retaining their original character. Learn some history and quirky facts about the houses, their previous owners and the neighborhood. The tour is made for walking – and enjoying not only the houses whose owners are graciously sharing them with friends of HCJ, but the neighborhood as well. Take time to stroll along Moreau Drive and to the end of Vineyard Square to view the varied exteriors of other homes, many of which were built by Maime Vineyard both on and off “the Square.”

Advance tickets will be available downtown after May 7 for **\$8** each at **Samuel's Tuxedos, Carrie's Hallmark and Southbank Gifts.**

Day of the tour tickets will be **\$10**

Available at 1110 Moreau Drive.

For further information or to volunteer call  
**Mary Ann Hall 635-8512 or DJ Nash 636-8558.**



**Board Members**

Deedie Bedosky	Janet Maurer	DJ Nash	Jim Weber	Betty Weber	Sally Sprague	<b>Secretary</b> Laura Ward	<b>Treasurer</b> Debbie Goldammer	<b>Vice Pres.</b> Jenny Smith	<b>Pres. Elect</b> Steve Veile
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*Not pictured: President Mary Ann Hall*

**HCJ OFFICERS**

**President:** Mary Ann Hall Murphy 635-8512  
**Vice President:** Jenny Smith 635-9064  
**President Elect:** Steve Veile 635-3265  
**Secretary:** Laura Ward 632-2818  
**Treasurer:** Debbie Goldammer 635-2972

**COMMITTEE CHAIRS**

**Volunteers:** Debbie Goldammer  
**Heritage:** Cathy Bordner  
**Community Outreach:** Jenny Smith  
**Publicity:** Steve Veile  
**Special Events:** Betty Weber  
**Finance:** Bob Herman  
**Programs/Meetings:** DJ Nash  
**Renovation Project:** Jim Weber  
**Education:** Dottie Dallmeyer

**BOARD OF DIRECTORS**

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 Sally Sprague 893-3189  
 D.J. Nash 636-8558

**OUR MISSION STATEMENT**

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

Over 120 people attended the 24th annual meeting on March 4 in the McClung Park Pavilion. A general business meeting was held where amendments to the by-laws were voted into the record. Election of new board members and retaining present officers was voted on.

There was a display on the West McCarty houses and an update was given on the latest proposals received. A report was given on the progress at 1102 East McCarty.

The guest speaker was Gary Kremer who spoke about Jefferson City: At War With It's Destiny. Everyone enjoyed Gary's stories and kept him long after he was finished with questions.



# *You Are Invited*

“**Changing community attitudes about historic preservation**” is the topic of research and a strategic plan that will be presented to the HCJ board by a team of students from the MU School of Journalism at 5:30 p.m., Wednesday, May 2, in the Mayor’s Conference Room, City Hall Annex, 427 Monroe Street (rear entrance).



Heather John

Kate Renick

Allison Mang

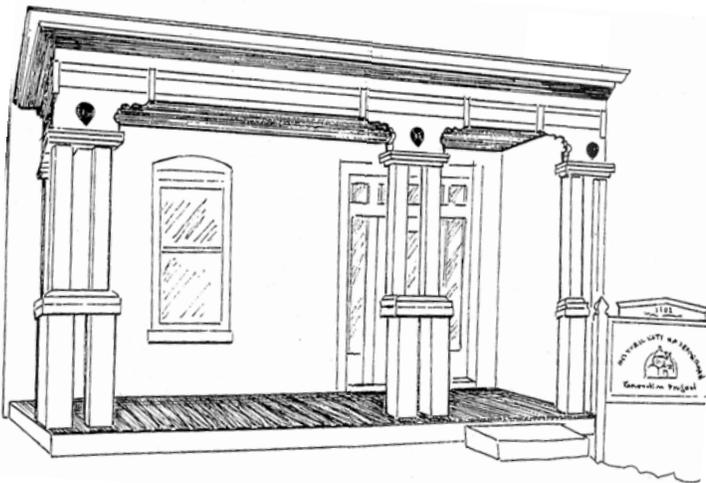
Sarah Hansom

The student team is comprised of four graduating seniors. The plan that they have developed was commissioned by HCJ in January. The work was done for the students’ “capstone” course at the School of Journalism, in which students take all that they have learned about research, communications, and marketing and bring this knowledge to bear on a specific project for a real world client. The students are part of a Strategic Communication class at the J-School taught by HCJ president-elect Steve Veile.

“I’ve watched this plan in the development process for almost four months now,” Veile said. “The students have worked hard to come up with a plan that will be of great benefit to HCJ, and the community as a whole, for years to come.”

The presentation will last about an hour. It is open to all HCJ members who might wish to attend.

## **Color Me GRAND ~ 1102 East McCarty**



Wish we could include a color photo of what our new porch looks like. You will just have to drive by to see the beautiful new front porch and side porch created by master craftsman Mike Erikson. The multi-color paint job was completed by several HCJ volunteers over a period of several weeks during our crazy spring winter weather. The porch swing will be hung next and then the property will be put on the market.

# Update on 200 Block of West McCarty

Historic City of Jefferson has worked many long hours in our ongoing attempt to save the historic streetscape on the 200 block of West McCarty Street. We sought parties interested in renovating one or more of the buildings and helped with proposals on the buildings. The city's conference center selection committee heard public presentations on these proposals on April 5.

The following gave presentations on their proposals:

## **207 West McCarty** (Bassmann House):

Two proposals were presented on this building. Mark and Toni Dudenhoeffer planned to renovate the house to lease as office space. Melanie Stockman and Weston Warren planned to renovate the house for a bed and breakfast.

## **211 West McCarty** (red brick Kolkmeier House):

Two proposals were presented on this building. HCJ planned to renovate the building for adaptive re-use. Joseph and Liz Page planned to renovate the building for offices which would include a law office and a not for profit adoption agency.

## **215 West McCarty** (white brick Kolkmeier Apartments):

Stu and Mary Ann Hall Murphy presented a proposal to renovate the building for use as the Stonehawk Studio Art and Food Gallery.

The committee voted to recommend the Melanie Stockman proposal with the Mark Dudenhoeffer proposal as an alternate on the Bassmann House. The committee recommended the Joseph and Liz Page proposal on 211 West McCarty. On April 24, 2007 the committee heard a report on conversations with potential conference center developers and recommended the Stonehawk Studio proposal be accepted on 215 West McCarty. There had been concern that this property might be needed by future developers.

A big thank you goes to HCJ members and others who attended the public meeting. We are not finished yet as the matter must come up for vote before the city council on **May 7**.

**We need your help. Here is how you can help.**

***Please*** call both of your ward representatives and stress the importance for them to consider this progressive move positively and vote to save this streetscape by allowing these private individuals to move forward with their renovation plans. Listed below are the council members by ward with their phone numbers to contact them.

<b>Ward 1</b>	<b>Ken Ferguson</b> home 634-4645 office 681-5265
	<b>Mike Harvey</b> home 634-8741
<b>Ward 2</b>	<b>Jim Penfold</b> home 635-8374
	<b>Rich Koon</b> home 636-5593
<b>Ward 3</b>	<b>Bryan Crane</b> home 635-1800
	<b>Jane Smith</b> home 635-2453 office 634-2500
<b>Ward 4</b>	<b>Kevin Brown</b> home 634-5171 office 634-2125
	<b>Cindy Layton</b> home 634-2920
<b>Ward 5</b>	<b>Dan Klindt</b> home 893-6838 office 634-2722
	<b>Ron Medin</b> home 636-3360

Also ***please*** attend the next council meeting on May 7 when the fate of the West McCarty Houses may be determined. A strong presence of people who want to see the buildings saved could affect how the city council votes.



### **It's 1983 . . . . .**

I'm walking into my very first Historic City of Jefferson meeting. It's being held at the Jefferson Building at Lohman's Landing. Tim Frevert and Eldon Hattervig are the main ones leading the meeting and the program is a pioneer woman reenactment. There are about 30 present. They tell me I'm a charter member of this organization, that it has just been created! Cool!

I volunteer to help do what they call an inventory of the older neighborhoods in town. This project is later known as the "Heritage Project". The first street we walk and survey is State Street. Little did I know that 15 years later my husband I would be buying and renovating an historic building on this very street!

As the years go by HCJ has programs in different older buildings in town and I am so impressed with this idea because it is so educational for me as a newer resident to see the buildings first hand and to hear their stories. The "Yesterdays Remembered" class at Nichols was a great way to learn all about the history of Jefferson City. I remember having the ice cream social at the governor's gardens. We moved it to Riverside Park the next year for more flat space and it snowed in September so only about six people attended.

The next year we changed it to August and had it at Lohman's Landing. I remember being President and lining up Dr. Summers to talk at the library and ghost stories in October with so many interesting tales. Joe Kroeger had a good one! So many memories. And time goes on. Every day we create new memories, gain new friends, cherish the long friendships, relive the memories. Every day we can make a difference in our neighborhood, in our town. This town is too precious to become a "generic USA" town.

Your assignment is to read the HCJ mission statement every day!

Historic City of Jefferson has been a very large part of my life in Jefferson City. The memories and friends I have made in HCJ and the things I've learned are invaluable. It's hard to imagine moving to a town where I don't know the history of the town including the history of its preservation struggles and triumphs.

I will miss you all. (I have email and a cell phone!) Carol Blaney

*Carol will be moving to Bellingham, Washington on June 4. Her husband, Dean Martin, moved there in October to start a new job. They are still house hunting. Their home here has been sold and there will be one more "final" garage sale on May 12.*

*Our organization has grown and benefitted from Carol's participation for 25 years, not only as a charter member, board member and president. but also from her extraordinary passion and fortitude for working for the betterment of this community in preserving our heritage. Both Dean and Carol are leaving an indelible mark on the cultural arts, historic preservation and environmental issues of this community which affect us all today.*

*Let us all help carry this on.*

*Mary Ann Hall*

## Special Report Section

### WEST McCARTY Imagine This Future Street Scape



*The following is the introduction and closing statement to the HCJ proposal presented to the City on April 5, 2007. We asked to be first to have the opportunity to introduce our organization as the one who facilitated all the proposals and point out all are HCJ members. We also needed to give background information, lay the ground work for all the parties to be heard and stress the importance of preservation and economic development working together. There were several HCJ members there to hear and see our presentation. For those who weren't there, we feel it is important to share this "speech" so you will know what we had to say*

I am Mary Ann Hall and have lived in Jefferson City for 35 yrs. I live at 1110 Moreau Drive, in a historic home. I am in my 5<sup>th</sup> year as President of Historic City of Jefferson.

Joining in this proposal presentation on the property at 211 W. McCarty:

**Jenny Smith**, Vice President of HCJ

**Jim Weber**, Board Member HCJ

**Cathy Bordner**, former HCJ board member, presently on the Historic Preservation Commission and President of Eastside Neighborhood Development Association

HCJ was established as a non-for-profit organization with the purpose of preserving our diminishing historic properties. We have 200 members and have been active in the community advocating for preservation partnership in economic and community development for 25 years.

Our Mission Statement is —

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

As many of you know – the question - what to do with the West McCarty houses has been bantered around for several years. Everyone feels very strongly about it one way or another.

Our organization sees this issue as a way for **preserving historic properties, promoting neighborhood revitalization, and generating activity and tax dollars** in the downtown area.

A color copy of the artist rendering of the Future Streetscape was added to the proposals for the purpose of showing the VISION for West McCarty. Although each proposal presented today is on ONE property, each one is part of the whole picture....This streetscape rendering invites you to **Imagine This. . . .** how these houses could look in the future from the curb and from the back.

One of the wonderful things about Jefferson City is the wide range of architectural styles from the variety of ethnic backgrounds, cultural interests and growing needs of the community. Many times we are asked.....**What makes a building historic?**

Significant architecture, designed by a well known architect, built by a prominent family or lived there and the building has withstood the ravages of time – age. These three buildings were all constructed by Henry Kolkmeier almost 100 years ago.

**Who was Henry Kolkmeier?** A German immigrant who was a prominent stone contractor responsible for much of the stonework in buildings throughout JC in the later 1800's and early 1900's. He laid stone for the Mansion, retaining walls surrounding our 2<sup>nd</sup> state Capitol and around the Supreme Ct. Bldg. His stonework is in the foundation of each one of these houses.

- **207** Henry Kolkmeier built this magnificent **Queen Anne** style home with this wrap around porch in 1908 for his family. This 3-story house has a curved staircase, wide open rooms, tall windows, pocket doors. The stones in the home are said to be from the Price Mansion when it was torn down to build the Supreme Court Building one block up the street.
- **211** Kolkmeier built this red brick **American Four Square** home in 1910 for his brother's family. This 3-story house has beautiful arts and craft wood work, pocket door and fireplaces. Woodwork has not been painted, original light fixtures, transoms are all still intact. Notice the limestone foundation.
- **215** Kolkmeier built this **German Vernacular** house in 1911 for rental property with two apartments, which we refer to as the little white brick. Although plainer than the others the building still has the same sturdy limestone foundation and is a substantial structure to this day, waiting to be put to use.

Although the Tergin Apartments are not part of the Plan C development they are still very much the anchor to this streetscape. Greek immigrant, George Tergin built this classic Art Deco apartment building in 1938. This building is one of the few of this architectural style in JC. One block from the Capitol, two blocks from downtown, Mr. Tergin walked to his business everyday. Renovated in 1998 the building is now on the **National Register of Historic Places.**

All of these buildings however are within the **Missouri State Capitol Historic District** which is also listed on the National Register of Historic Places. This district needs to be preserved and deserves the chance to be a **visual enhancement** as well as **economic benefit** to this downtown neighborhood.

Historic City of Jefferson hopes to play a roll in this by presenting a proposal for renovation on the red brick house at 211 West McCarty.

*(Jenny Smith proceeded to explain our VISION for the property. Jim Weber reviewed the approach to the actual renovation plans. Cathy Bordner clarified our financial plan.)*

### **Closing statement**

The West McCarty project was a collaborative effort with the entire HCJ board voting to move forward on this renovation project. All of us on the HCJ board have experience with renovation of older buildings our own homes, offices, project 1102 E. McCarty. We are all aware of time involved and pitfalls in working with old properties. Before we ever got to this point today, before a motion was ever made or voted on, we made extensive inquiries into the feasibility of taking on any one of the particular properties on West McCarty.

We started in the very coldest days of January, walking through all the buildings several times. We showed the properties to board members, volunteers, friends, realtors, contractors, potential developers and more contractors, an architect and a historic preservation conservator.

Not one person who walked through any of these 3 properties felt unsafe and that the buildings

should be torn down. We all agree the additions are unsafe and should be removed. We all agree the little green house on the end is beyond saving and should be demolished.

Relying on **expert opinion** ... **not emotion**, we are convinced without a doubt that all three of these buildings are worthy of being saved from demolition.

We are well aware of how bad these buildings look from the outside and agree something must be done very soon. Some of you may have not gone through these buildings. . . yet. You may be relying only on what you see from the street or the ugly rundown back sides of these buildings.

YES, they look bad. Inside the houses are filthy, lots of trash, homeless people lived there, some broken windows, left open to the elements, water damage, peeling wallpaper, holes in the plaster, vandals trying to steal copper & fixtures.

As we explored the rooms, the attics and basements, none of us felt in danger or that the houses were going to fall down around us. None of us felt the houses were beyond repair. We felt sad that these substantial buildings were vacated, uncared for and allowed to deteriorate but we did not feel hopeless. **We are very hopeful.**

Historic City of Jefferson is a participating partner with all of these proposers you will hear from today. They are all members of HCJ. We collaborated to put forth a complete package on each house for your consideration. The art renderings in each proposal are the same. I provided these concept drawings to assist you in seeing our vision for these houses in this streetscape.

Several exciting Jefferson City projects are being discussed which we think support these proposals to keep this streetscape in tact as part of the growing venue to be offered to citizens and visitors to our Capitol City.

- With new CVB leadership we will “Feel the History”
- HCJ supports Downtown Business Assoc. activities & highlights old buildings
- Bike route across river will bring in groups of visitors to Capitol complex
- Development of Adrian’s Island access
- Prison redevelopment is positively affecting the Eastside neighborhood
- Conference Center and Parking Garage on the discussion table
- Mr. Rasmussen’s concept of developing Wears Creek is exciting
- ALL very big projects, big dreams but none impossible

The West McCarty streetscape is just a small piece of this **big picture**. We are only talking about a small corner of this large area in question.

We don’t need a corporation to complete this picture.

We don’t need a highway interchange.

We don’t need a bond issue, a tax hike, a city wide vote to get this done.

We have private citizens of this community willing to put their time, energy and money into these properties.....to make them **gems** in this **downtown neighborhood and viable businesses**. We just need the city to give us the **green light** so we can move forward in what we know we **can do NOW**.

*Mary Ann Hall*