Jefferson City investors were not exactly flocking to the 900 block of East High Street where the business of drugs, prostitution, and assaults were thriving. However, Juanita Donehue, first recipient of the HCJ Preservation Pioneer Award, had a vision, a determination, and a desire to make a difference in this distressed neighborhood. She took a chance where no one else would on the brick building at 900 East High, the former Kaullen Mercantile built in 1895. The derelict historical structure was long since past its prime, standing several stories tall in a rundown neighborhood with a high crime rate. The once stately neighborhood homes were by now busted up into low-income rentals with trash and graffiti surrounding them.

Juanita and her late husband Pete Donehue had owned the C&H Tavern across the street and thought about buying the old mercantile and razing it. But after Pete passed away, a different vision took shape. With talk of the Old Prison redevelopment, Juanita saw potential here for a restaurant and loft apartments and bought the building in 1998. With encouragement from her son Sam Donehue, the former chef at C&H and the current chef at O’Donoghue’s, the renovation odyssey began in 2001. Many shook their heads in disbelief at this bold move, but the Donehues were willing to take the chance before them: “I was always a risk-taker, just like my dad,” Juanita explained. “I really like the central east end of town. I wanted to improve the quality of life here.” It is no surprise that the restaurant’s name comes from the family’s ancestral Irish surname.

During the renovation, one thriving business in the block was the “candy store” that did most of its business from 10 pm to 3 am at an hour attracting a clientele that most people don’t want in their neighborhood. Juanita endured threats against her for “invading” the drug dealers’ space while, ever vigilant, employees walked together to their cars at night and construction crews kept tools locked up to prevent theft. One acquaintance questioned who would be bold enough to venture into that neighborhood to patronize her restaurant. But in the nearly eight years since opening O’Donoghue’s Steak and Seafood,

(Continued on page 3)
May is National Historic Preservation Month

Local Landmarks and Gregory Stockard Awards announced

The Jefferson City Historic Preservation Commission (HPC) has announced the 2011 recipients of the Local Landmark Awards and the Gregory Stockard Distinguished Service award.

- 1119 Moreau Dr
- Home of Lewis and Stacia Mills
- 2024 E. McCarty
- The Landwehr Farm, home of Eric and Stacy Landwehr
- 610 Broadway
- J & D Bike Shop, owners, Don and Jo Meyer
- 620 Madison
- Busch’s Florist & Greenhouse, owner, John Pelzer

Dick and Mary Ann Caplinger are the recipients of the 2011 Gregory Stockard Award; a well-deserved honor to these charter members of HCJ who have been instrumental in many early preservation battles, including the effort to preserve the old City Jail.

HCJ member Dottie Dallmeyer is coordinating the annual Art and Essay contest for 6th-12th grade students. Winners of these contests will be announced at the awards ceremony at City Hall on May 26. Plan to attend the award ceremony at City Hall on May 26 to show support for all the Heritage Month Award winners. The art and essay entries will be on display at Hawthorn Bank and Miller Performing Arts lobby. The winning submissions will be posted on the HPC and HCJ web sites.

Heritage Month Award Ceremony
Thursday May 26th
4:00 pm
City Hall Council Chambers

HCJ 2011 Ambassadors Appointed

- Joni Henderson
- Charles Lahmeyer
- Mike Odneal
- Laura Ward

Historic City of Jefferson 2010 Board of Directors

<table>
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<th>Officers</th>
<th>Board Members</th>
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<tbody>
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<td>Sam Bushman</td>
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<td>Past President—Mary Ann Hall 635-8512</td>
<td>Linda Stratman</td>
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Historic City of Jefferson, Inc. P.O. Box 105056 Jefferson City, MO 65110
www.historiccityofjefferson.org
This year's Annual HCJ Homes Tour is set for Sunday, September 25. The homes selected for this year's tour will all have some connection with the Civil War as 2011 marks the 150th anniversary of the beginning of the War. Past Home Tours have featured neighborhoods with homes within walking distance. However, the theme this year does not lend itself to a walking format.

As in years past, the HCJ Homes Tour depends upon the help of many volunteers to serve as docents. As many as 75 volunteers will be needed to ensure that each home is adequately staffed. HCJ members have shown an excellent volunteer response in past homes tours. Volunteers will get a tour ticket for half price and, in addition, will get a free shirt to wear the day of the tour that will identify them as HCJ volunteers.

Volunteer coordinators Janet Maurer and Karlene Diekroeger would like to hear from you if you can volunteer for a shift at one of the homes. Typically, a shift is about 2 hours, allowing the volunteer the other 2 hours to tour the other homes. To learn more or to volunteer, you can leave a message for Janet at 646-9211 or email jmmaurer@socket.net. Karlene's email is nkdiekroeger@aol.com.

Organizers have a good start on homes that will be included in the tour but if you are aware of Civil War-era structures that could be added, please contact Steve Veile at steveveile@mchsi.com or 635-8667. Full details, including all the homes that will be on the tour, will be available in the August newsletter.

Juanita's vision to turn the neighborhood around has become a reality. Prison Brews, The Mission, Cadillac Ink, and Petals for You have all sprouted within a block. Even some of the stately homes on Ash Street are being renovated. But one business you won't find open anymore is the “candy store.”

Juanita remembers, “I never doubted that O'Donoghue's would attract all classes of clientele,” and she was right. It is a favorite spot for state employees, families, businessmen, legislators, and couples.

The old brick mercantile building had “good bones” and many interesting features that Juanita retained in the remodel: the reused brick was fired in Jefferson City; the original diagonally-laid flooring finished beautifully; and the old tin ceiling was accurately replicated. Juanita has decorated the walls with ink drawings of historical East End structures—the Carnegie Library, the Warden's House, and Ivy Terrace—rendered by former HCJ president and East End artist, Mary Ann Hall.

Another story of Juanita's financial wizardry is how she navigated through a maze of TIF Grants, State and Federal Tax Credits, and Community Development Block Grants. “There is no question that I would not have undertaken this renovation without these incentives. It made all the difference,” she admitted.

Besides the Preservation Pioneer Award, Juanita has been commended by the Missouri House and Senate and the Cole County Commission. Her restored building at 900 East High is on the National Register of Historic Places and was a recipient of the Jefferson City Local Landmark Award.

Juanita’s road to success came with many obstacles and challenges. She recalls warmly the encouragement in particular from radio host Warren Krech whose support helped boost her through the low spots. City staff did everything they could to help her and to make things better in that block. She also acknowledges support from Police Chief Roger Schroeder who gave her his personal phone number and told her to call him any time, day or night, if there were any trouble.

HCJ and the entire Jefferson City community, and in particular the residents of the Central East End, are grateful to Juanita and all who helped her turn this neighborhood around. She has shown us all that it can be done. She is truly a pioneer.
Most Hayselton and Circle Drive residents fondly remember Bob’s Market on the corner of West Main and Boonville, or earlier residents recall their predecessors, Henry and Sadie Buehrle, who lived above their grocery store (1936 to 1961). These two family-owned businesses held our neighborhoods together by keeping many in food during hard times with their hand-written charge ledgers, keeping the elderly and infirm looked after with home deliveries, but, most of all, keeping us informed with neighborhood news. We knew who were ill or offering their lifetime treasures at auction. We heard who were getting married; who were building or remodeling a home or moving into the neighborhood so the Welcome Lady could magically appear; and, heaven forbid, who passed away. Bob and Mary Ann Probst were the conduit to our neighborhood, passing on to others the important news that we had just carried in, as they carried out our groceries.

Hazelton Drive formed one segment of some 80 acres of William Searcy’s Sunset Place Addition when it was subdivided into 25’ lots in 1926. Within these crop fields, Hazelton took shape as a ladies’ heeled shoe with Allen Avenue forming the instep and heel, bordering Hays Park, the toe forming the lower segment leading eventually to East Circle, and the northern ankle overlooking Cliff Park and the Missouri River. Searcy’s Sunset lots quickly sold from the initial two in 1930 to real estate agent and contractor George Lindhardt and optometrist James Brawley. Lindhardt would go on to build many homes in the neighborhood along with Louis Schell, a neighbor by 1933.

If we take a moment in 1933 to walk down the Hazelton toe (sorry, dirt roads and no sidewalks) and up the hilly unnamed-as-yet Ware Street we can catch the trolley at the end of the line, in the last year’s operation, at Vista Place for a ride downtown for 5 cents. Jefferson City’s population has increased by 48% in ten years to 21,500. Mrs. Louise Schell may shop in more than 200 retail establishments and withdraw cash from four banks. The city boasts 20 factories; six in 1900 for shoes alone! Six mail trains share the rails and the Millbottom round house with Missouri Pacific and MKT. We have a modern airport and even a school of aviation, seven grade schools, three parochial schools, a junior and senior high school, a junior college and Lincoln University . . . and 16 churches.

In 1933 Joseph A. Randazzo owned one of the nine Hazelton homes right atop the river bluffs. The current owner, Carol Roark, commented that they built far enough back from the bluff to keep soot from the trains’ coal engines out of their homes. The two-story Randazzo home spreads itself over 100’ in the front with 320’ toward the back. The impressive English Tudor home, punctuated with many dormered windows and high-pitched gables, is dark red brick on tile with a reddish-orange Spanish tile roof. The interior rooms are divided by arches, with 13” thick walls, which Carol adds

(Continued on page 5)
Most of the homes built in the Sunset Place Addition through the 1930s and 40s are likely based on drawings published in a 1929 book by the Architects’ Small House Service Bureau. Like the Patterson home, many are small cottages, cape cods, and bungalows, all designed for “the moderate income.” But the drawings are also of larger three and four-bedroom homes, as “Chula Vista” (Beautiful View), the early 1940s home designed to take advantage of the river view as it curves around the bend. Built for Dr. Robert and Constance Cummins, chief of research and statistics at UCC, the home has the familiar solid-brick English design of rounded door and window in a sloping vestibule roofline, shuttered multiple double windows, and slate roof.

In contrast to the larger three bedroom plus library homes being built on the western side of Hazelton, the second-generation Englishman Herbert J. Patterson, a contractor and stone mason, built a five-room two-bedroom bungalow on the top of the hill, at the toe, overlooking the Missouri in 1937 for the price of $4,935.69, including furnishings. The inset dormer, large gabled-foyer, rounded doorway, and dipping roofline are indicative of a Sears-built home plan, but the itemized cost list and blueprints given to the present owners attest to the Patterson hand-built quality of the home. Herbert had purchased six lots to provide growing space for his future family of four along with planned orchards and vineyards. Like many other owners of smaller homes, Herbert added to his smaller home over the years, building a garage, an art studio for his hobbies, a screened porch, and a chapel for his wife Gladys.

According to Jerry Patterson, Herbert’s son, growing up in the Hayselton-Circle Drive neighborhoods in the 1940s and 50s were full of adventure. In the winter, neighborhood boys climbed over the hill to the Schott property (formerly Lee Jordan’s Rose Hill Place on Ware Avenue) where they skated on the frozen pond. In the summer, they rode their bikes to the Tasti-Treat Drive-In on the corner of West Main and Boonville where Jerry’s sister worked up front scooping ice cream and his brother worked in the back diner. Carol Roark recalls the best French fries ever at Jonesey’s, nicknamed for owner Russell Jones. The male carhops attracted many young people to the neighborhood in their parents’ cars until the favorite eating spot burned in December 1960.

By 1943, the list of Hayselton homeowners grew to 34 and the street name had changed its spelling, thanks to James M. Hays, owner of Hays Wood Products Company, who had donated Hays Park. The park, however, was not developed by the city as stipulated by Hays, so his heirs developed the park into Allen, Cole, and Circle Drives subdivisions.

Sunset Place Addition was growing to its full potential. If planned with foresight and concern for its inhabitants, neighborhoods can thrive on growth. As the current owner of the Patterson House remarked, “We always look at ourselves as caretakers of this house, preserving it for someone else someday.” In like fashion, we Hayselton neighbors preserve our homes as we preserve the stories and traditions of our historic neighborhood’s culture to pass on to future generations.
Why did you join HCJ?
I joined because my friend Eldon Hatervig talked me into it and because I really enjoy history and believe in the preservation of the past. He told me the group had great expectations in changing attitudes and making a difference.

What do you like best about being a member of HCJ?
You get to be part of the voice for historic preservation in the city. I think people may not know how much time and effort HCJ members put into keeping preservation in front of the community. Personally, I really like the programs offered by HCJ. You don’t get those anywhere else. The newsletter is pretty good also.

Do you have a favorite HCJ program or activity?
I like the educational programs best but I think the important efforts are those directed at preserving the historic buildings and neighborhoods in the city.

Do you think we have made progress in Jefferson City on historic preservation?
I think people are becoming more aware of the benefits of preservation through HCJ efforts. The city is doing much better in this area particularly with the renovations downtown, Old Town and our own Golden Hammer Award.

If someone asked you the benefits of HCJ membership, what would you say?
You are supporting a worthwhile cause in preserving the historic environment of the city as well as getting some really interesting and enjoyable programs. These efforts benefit the economic and cultural worth of the city.
Using the theme “Honoring Preservation Pioneers,” the 28th HCJ Annual Dinner Meeting was held Sunday evening, March 20 at the McClung Park Pavilion with over 125 members greeting each other during the wine reception. Prior to the evening meal, provided by Argyle Catering Company, emcees HCJ members Sam Bushman and Warren Krech recognized guests, new HCJ members, supporters of the annual event, and especially Lois Heldenbrand, chair of the annual meeting. Bob Priddy, author, historian and radio personality, was the featured speaker for the annual meeting, leading his audience through the halls and doorways and over the ceilings of the State Capitol with a presentation of the artwork from his current book, which he co-authored with art historian Jeffrey Ball, *The Art of The Missouri Capitol: History in Canvas, Bronze, and Stone*. See below for a special offer exclusively available to HCJ members.

Three 2011 HCJ Board Members were elected by acclamation: D. J. Nash; Linda Stratman, and Jami Wade.

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**Above left:** Gary and Lisa Kremer with Sheriff Greg White. **Above center:** Keynote speaker Bob Priddy. **Above right:** Emcees Warren Krech and Sam Bushman. **Below left:** Mayor Eric Struemph and wife Darla. **Below right:** New board member Linda Stratman, Harriet Waldo, and Mary Ann Hall

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**“The Art of the Missouri Capitol”**

Bob Priddy’s Latest Book Available to HCJ Members at Discount

You can preorder the new book by Bob Priddy and Jeffery Ball on the Artwork of the Missouri State Capitol at nearly a 40% discount through Historic City of Jefferson. Just place your order with Sam Bushman at Samuel’s Tuxedos and Gifts downtown. You’ll get 30% off the $49.95 list price, plus you won’t have to pay shipping or sales tax.

This new book is highly anticipated and has been in the works for nearly 10 years. It is a coffee table book that will include stunning views of the artwork of the capitol. As Bob told us recently at our annual meeting, you’ll be able to see the artwork much better in the book than you actually can standing right in front of it at the capitol. The photography, by local photographer Lloyd Grotjan, is said to be exquisite and we can be sure the narrative provided by Priddy will be first rate as well.
Looking back . . . Moving forward

Web Master—Tony Smith
Newsletter Editor—Jenny Smith
Membership—Sam Bushman
Oral History—D.J. Nash
Golden Hammer Awards—Deedie Bedosky
Development—Lois Heldenbrand
Homes Tour—Janet Maurer and Karlene Diekroeger
HCJ Foundation—Stephen Stark

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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