We Yanks entered World War I in April 1917. Over 156,000 Missourians served in the armed forces with many women serving in the Red Cross and auxiliaries. Sadly, more than 10,000 Missourians were wounded or killed in action. HCJ’s Annual Dinner Meeting will commemorate the sacrifices of our WWI veterans.

KEYNOTE SPEAKER: JEREMY AMICK
Jeremy Amick, a Missouri National Guard veteran, has been described as “the epitome of an unsung hero to all veterans.” Amick will begin with an overview of the Selective Service Act of 1917, showing its impact on Cole County communities. For the main segment of his talk, Amick will highlight several Jefferson City WWI veterans’ powerful stories to keep them from being forgotten, “hopefully for generations to come.” A final note will be the history of the Cole County WWI monument. Amick says that he started working with the Silver Star Families “to find ways to promote the service of veterans because they generally have fairly unique life experiences and fascinating stories that are worthy of sharing.”

2017 PRESERVATION PIONEER AWARD: RICHARD & MARY ANN CAPLINGER
The Caplingers, recognized with the Greg Stockard
(Continued on page 2)

HCJ is a 501c3 organization. Your donations are tax deductible!
Visit our web site at www.historiccityofjefferson.org
Award in 2011, have made a permanent impact on Jefferson City with their contributions to historic preservation. Early pioneers in downtown revitalization, the couple restored the historic Hope Mercantile Building (c 1884) on Main Street, exposing the original brick façade. Dick served on the city’s Planning and Zoning Commission while his wife, the late Mary Ann Caplinger, served on the first Jefferson City Historic Preservation Commission, developing the city’s first preservation plan. The couple were involved in the effort to save the 1839 City Jail in 1982; the failed effort led to creation of HCJ where Mary Ann was on the first board of directors. Illustrating their passion for preservation of the city’s historic buildings, Dick once said, “If we tear down everything here, there is nothing to see—we tear down our heritage.”

2017 VOLUNTEER OF THE YEAR AWARD: CONNIE HUBBLE
Connie Hubble is always willing to help when anything needs organizing, chairing, furnishing, or as a host for HCJ programs. In 2016 Connie served on the HCJ office filing committee, chaired the volunteers for the Capitol Avenue Homes Tour, assisted with the annual HCJ Dinner and Christmas program, and assisted with the newsletter mailings. In the past, she has served on the HCJ Board, and remains active regarding local preservation issues. Passionate about historical restoration, she and her husband Darryl renovated five buildings on E. High Street, including their home above Whaley’s Pharmacy for which they earned a Golden Hammer Award and listing on the National Register. Connie is a willing, consummate volunteer for HCJ.

BUSINESS MEETING: RECOGNIZING PEOPLE & PLACES
- Annual review of HCJ’s 2016 activities
- Recognition of outgoing board members
- Recognition of recently appointed board members: Jeanette Dulle and Jenny Smith
- Elections for 2017

SIGHTS & SOUNDS
- Displays of Cole County WWI Veterans, Red Cross, and Veterans’ Monuments & Cemeteries
- WWI Enactors Bearing Uniforms And Arms
- Jim Logan’s music from the 1920s war era
- Books & Card Decks; Raffle tickets

Look for mailed invitations the second week of February.

Return your reservation by March 8

Ticket Prices: $25 members; $30 non-members

Questions? Call Jeanette Dulle 573-893-4910
Last April, Jane Beetem gave a well-received presentation about researching your house. This year, in response to the push to renovate Capitol Avenue and renewed interest (thankfully!) in preserving older buildings, HCJ is presenting a series of four (4) presentations in 2017 with answers to renovation questions. Should you buy an older home? How do you renovate to keep the periodic character but include modern conveniences? What elements can be saved and how do you save them? What does a historical designation mean? These issues and more will be addressed during these quarterly presentations being offered on Thursdays, starting at 6:30 pm in the Clydesdale Room at the Scheppers Building (2300 St. Mary’s Boulevard in Jefferson City). Each presentation will include a handout of resources.

February 16 – “So You Think You Want An Old House?” What to look for when considering the purchase of an older home or building such as lifestyle considerations, inspection, and basic financing options.

May 18 – “What Do We Do Now That We’ve Bought Our Old House?” Planning! How to begin the plan, how to find contractors, and answering questions about renovation and preservation.

August 17 – “Will This Project Ever End?” Knowing where to turn for help; finding “how to’s” for wood floors, plaster walls, energy efficiency, wiring, etc.; and locating historic building parts.

November 16 – “Showing Off My Finished Home” Achieving historical recognition, building up a neighborhood, and becoming “addicted to rehab.” This event will be open to the public, so mark your calendars and tell your friends! Let’s push for renovation rather than demolition in Jefferson City!

The HCJ Foundation took on new life in 2016 with addition of two new “public” members of the Board of Trustees, and new members from the parent organization, Historic City of Jefferson. The two new board members are Jill Dobbs with Central Bank and local attorney Paul Graham. Also joining, or becoming more “officially” involved, are HCJ President Tammy Boeschen, HCJ Vice President Kay Martellaro, and HCJ Treasurer Tim Morrow.

Mayor Carrie Tergin attended a recent Foundation board meeting and updated the group on the city’s efforts to revitalize the Capitol Avenue area. City official Janice McMillan spoke to the Foundation at a later meeting to further update the board and to encourage HCJ participation in the revitalization efforts. The Foundation board made efforts in 2016 to contact a key property owner in the newly designated urban renewal area, but discussions did not lead to a report of any progress.

Jane Beetem, HCJ board member, reported to the Foundation on the progress of the newly formed Revolving Fund Committee started by Historic City of Jefferson. Foundation trustees were eager to learn about the progress and expressed support for the committee. Trustees saw this as a way for the Foundation to take some concrete action to further its mission of support for historic preservation in Jefferson City.

In 2017, the Foundation is expected to update its bylaws to better reflect the operations of the group and to extend term limits for members to allow for better continuity.

HCJ Foundation Welcomes New Board Members

Stay Informed of Local Preservation Issues!

HCJ will make every effort to keep our members informed of issues that impact our historic preservation efforts. However, there are resources available to you for more in-depth understanding of the issues.

To learn more about the Jefferson City Housing Authority’s new Urban Plan directed at the Capitol Avenue redevelopment:

www.jchamo.org click on the Urban Renewal tab

On the City of Jefferson’s web site, you can learn more about Chapter 99 (LCRA) designation (Blight study), Capitol Avenue/East High Street Rezoning and Overlay Districts, Capitol Region Medical Center proposal to revitalize the Historic Southside/Old Munichburg Neighborhoods.

www.jeffersoncitymo.gov go to the Planning & Zoning page
The deteriorating properties on Capitol Avenue have been a top concern and priority of the Historic City of Jefferson for many years. The tipping point that seems to have propelled the issue to the public forefront was a fire that destroyed a house at 111 Adams in 2013, a fire caused by vagrants in one of the twenty abandoned properties in the Capitol Avenue’s historic district.

After years of failure to make a difference in this area using city codes, fines, fees and even lawsuits, the city ordered a blight study in May of 2016. This study, confirming the area blighted, allowed the legal framework to invoke the powers of the Land Clearance and Redevelopment Act (LCRA) to the Jefferson City Housing Authority (HA).

With this new impetus, the Housing Authority, led by director Cynthia Quetsch, appears to be on a roll. Since HCJ’s November issue summarizing the Capitol Avenue revitalization efforts, much has happened, beginning with a new Urban Plan developed by the LCRA board and approved by the City Council in December.

At a January 3rd meeting, a Blight Funding agreement between the LCRA and the City was approved. In the terms of this agreement, the LCRA will pursue and pay for the acquisition/rehabilitation of properties in the blight area using urban renewal funds. The city agrees to pay the difference between the costs of the acquisitions and the eventual sale/disposition of those properties.

On January 10 the LCRA board hosted an Open Public Forum at City Hall requesting the public’s input. With almost sixty in attendance, the HA heard a recurring appeal from several HCJ members that demolition be a last resort. They asked the commission to not let the first redevelopment act be a demolition; to place a moratorium on demolitions; and to preserve the historical character of the area. Others urged that properties be protected from weather to prevent more damage until they are sold.

A photo of each parcel was on display at the forum. The public was invited to “vote” for five parcels they personally would like to see prioritized. Ultimately, the top five vote tallies went to 105 Jackson (the Parsons House), 500 E. Capitol (Ivy Terrace), 103 Jackson (the Standish House), 108 Jackson, and 401 E. Capitol (the McIntyre House). The next five vote-getters were 519, 429, 413, 410, and 417 E. Capitol.

PROPOSED TIMELINE:

- **January 17**: Solicitation for property appraisers.
- **January 24**: Negotiations begin with current parcel owners to rehabilitate their properties within a certain time frame or to sell them. Offers to purchase properties start March 21. These purchase offers will be open for 60 days.
- **May 25-July 25**: Closing on any voluntary sales.
- **July 1**: If negotiations with owners fail, court sets condemnation proceedings.
- **July 1**: Condemnation hearings begin on initial cases. If there are objections from owners, a jury trial could follow and take up to one year.
- **August 1**: If no appeal, LCRA pays owner an agreed upon price and acquires property. If there is an appeal, proceedings could take up to two years.

To sum this up, these initial negotiations of the selected prioritized parcels with current owners could be resolved by May 25 if the owner agrees to voluntarily sell. If the owner contests with court appeals, it could be mid-2019 or later. The LCRA is putting together a list of ten prioritized parcels to address first out of forty-six total parcels to negotiate.

The details of the transfer of parcels from the LCRA to potential investors are less specific at this point; however, one thing is clear: this is a large and complex undertaking.

HCJ will be watching, anxious to see the long-awaited revitalization of this historic district.
Capital Region’s Vision and Plan for the Historic Southside/Old Munichburg Neighborhoods

Capital Region Medical Center—along with an advisory board of property owners, business owners, residents, and civic and community leaders—partnered with H3 Studios of St. Louis to develop a plan to revitalize the area in and around the Old Munichburg neighborhood. This plan includes the areas along US-50 downtown, Dunklin and Lafayette Streets, the Lincoln University area, the Capital Region Medical Center area, and around the Stadium Boulevard & US-54 interchange. Throughout this process, input was solicited from the community.

There are many elements included in this proposal. Landscape beautification would place more trees, walking areas, benches, and/or public green spaces along the streets. The Neighborhood Vision would bring heightened awareness to the history in each area, and new construction would blend in with the current architecture. More housing choices would be made available by renovating certain structures and creating new apartments. Streets would be improved with better sidewalks, lighting, underground utilities, and parking. Improvements along Dunklin Street, in particular, would provide a more inviting atmosphere for public events. There is proposed development of a City Park along Wears Creek—an extension of Washington Park, which would call for demolition of several homes in that area. With street improvements and a Neighborhood Watch program, safety would be less of a concern. Revitalization of this area would create more of a sense of community and highlight one of Jefferson City’s historic areas.

This plan would be implemented in three phases over 20 years. To see this presentation, please go to the city’s website, www.jeffersoncitymo.gov, then the Planning and Zoning tab, “Planning and Zoning Commission,” and click on the “Presentation of Historic Southside/Old Munichburg District & Neighborhood Plan.” The city is continuing to accept public comments about this revitalization project.

Snippets of the HCJ Christmas Reception and Talk December 6

A pleasant evening of Christmas music and snacks capped off by a trip down memory lane with Henry Gensky’s talk, “Jefferson City in the 1960s”.

Right: Henry Gensky at podium
Lower right: Connie Hubble won the table decorating contest!
Below: President Tammy Boeschen visits with members Carolyn and Dennis Bening and Lois Heldenbrand.
Location makes a difference! The Missouri State Penitentiary Museum opened in 2013, housed with the Jefferson City Convention and Visitors Bureau in their downtown location at 100 E. High. Since moving to 700 E. Capitol last summer, there has been more than a tripling of visitors—6,669, up from 2,000 the year before, according to the CVB’s Communications Director, Katherine Reed. Its new home in the basement of the Marmaduke Mansion is conveniently located across the street from the old Missouri State Penitentiary. Besides its convenience, the solid limestone walls of the basement provide a perfect backdrop for tales of escape, contraband, and riots. The legends of tunnels through the stone walls between the Marmaduke and MSP further heighten the intrigue.

The Museum has a separate basement entrance on the lower west side where you step right into the life behind the prison walls. In the foyer is a replica 1890s jail cell complete with a prisoner in black and white stripes. Beyond that point you pay the nominal $2 museum fee or free with the purchase of a prison tour. A bargain! Somewhere along your tour you are sure to meet Sheila or Marianne; Sheila Sanford is the Prison Tour Coordinator while Marianne Thies is the Sales Manager. Abundant enthusiasm for their jobs is surely part of the dual success of the Prison tours and the Museum. Winter hours for the museum are Monday-Saturday 10:00 am to 3:00 pm.

Visitors can meander through five rooms featuring different aspects of the old prison. Interpretive signs, large photos, and many artifacts are artfully displayed for taking in many, many facts. One room has information on past wardens and correction officers, their use of Billy clubs and handcuffs, and on wardens and officers who died in service.

A large display of confiscated items is in another room including contraband, some cleverly disguised as a tube of lipstick with a tiny knife under the tube cap or knives made from keys or paper clips.

Some amazing artwork, leather goods, woven fabrics, and wood crafts produced by inmates are on display:

(Continued on page 7)
a paper airplane with Bic pens for landing gear; a delicately inlaid wood side table; a lamp made of popsicle sticks. At one time there was a prison gift shop where some inmate items could be purchased by the public.

Artifacts from the prison factories and the riot of 1954, plus an actual “ball and chain” are displayed in another room. Other exhibits include photos of famous inmates over the 168-year history of MSP as well as photos of all the inmates who died in the gas chamber; the black mask of Lloyd Anderson, the last victim of the gas chamber; or the lethal injection machine used on Tiny Mercer, the last execution. All this history comes dramatically alive in the exhibits.

What is most amazing about the MSP Museum is that it would not have been possible without the foresight of one long-time corrections employee. Mark Schreiber worked in corrections for forty years and has been at the forefront in the effort to preserve the history of one of Missouri’s oldest institutions. Fortunately, this effort started a long time ago. He saved the contraband, the artwork, billy clubs, handcuffs, ball and chain, death mask, everything—even before it might have occurred to most people that these artifacts would ever have any historical value. He had a vision.

While nearly 75% of the items on display in the museum are items Schreiber collected over the years, this is not even half of his collection!

The purpose of all of Schreiber’s effort has been to preserve this part of our history so that future generations could understand and appreciate this part of our past. He has entrusted the care of his Missouri State Penitentiary collection to the Historic City of Jefferson, Inc., who has taken seriously this stewardship. HCJ is honored by his trust and shares his passion for this piece of our history. They also are grateful for his foresight and vision so many years ago.

HCJ Revolving Fund Committee
Developing Criteria for Acquisitions

The newly formed HCJ Revolving Fund is busy evaluating potential properties for its first purchase. Simply put, the goal of a revolving fund is to preserve selected distressed properties. One way to do this is to purchase a property that fits a certain criteria, stabilize it, and return it to the market. Those funds are then used to reinvest in another property, thus named a “revolving fund.” Many other cities have used this strategy to revitalize fragile neighborhoods. Other strategies being explored are low-interest loans to investors toward renovation of select properties.

The committee is busy refining their criteria and also seeking properties that fit the criteria. Obviously, purchase price is an important criteria. If you are aware of any properties that are currently vacant and that might be of interest for the committee’s consideration, please contact Jane Beetem at jbeetem(at)embarqmail.com or 573-680-0005.
Getting to Know You

1. Why did you join HCJ? I joined HCJ initially years ago when the Ice Cream Social, the big annual fundraiser at the time, was held in the Governor’s Gardens. Having grown up near a historic community in a circa 1836 farmhouse, I’ve always been interested in historic preservation.

2. What do you like best about being a member of HCJ? HCJ brings together all types of people interested in seeing the best of our community’s historic resources preserved.

3. Do you have a favorite HCJ program or activity? The annual meeting provides an opportunity to touch base with those that we share interests with but don’t run into all that often.

4. If someone asked you the benefits of HCJ membership, what would you say? I believe that the Revolving Fund is the greatest opportunity HCJ has had to “show me” the benefits of rehabilitation and reuse rather than demolition of historic buildings.

5. What do you think is the most effective way for HCJ to achieve its historic preservation mission? As the Revolving Fund Committee gets closer to acquiring its first property, I hope that this program not only preserves a number of properties on its own, but also encourages others to join us in rehabilitating deteriorated historic resources. People who are new to Jefferson City are amazed at the amount of potential they see in the Historic East Side. Now that I’m retired, I am excited to have joined the HCJ board and look forward to our Revolving Fund activities and to a series of presentations in 2017 titled “How To Rehab – And Skip Some of the Pain.” Hopefully this will give people interested in rehabbing a house the information needed to take the plunge into the never boring life of a rehabber.

6. What one thing might HCJ members be surprised to learn about you? Some people think I spent my entire career in state government in historic preservation. While I did work for the State Historic Preservation Office for nine years, I spent 16 years in environmental policy work, which allowed me to write National Register nominations and rehabilitate historic houses in my “spare” time.

Heritage Council; A Consortium of Local Groups With Common Purpose

The Heritage Council formalized its existence in 2016, officially incorporating the group, electing officers, and adopting bylaws. Initiated about 10 years ago by the Convention and Visitor’s Bureau, the ad hoc group ceased meeting for a while, but then was revived by Historic City of Jefferson about four years ago. Steve Veile, former HCJ president, is now president of the Heritage Council. Jane Beetem, a current HCJ board member, is now treasurer of the Heritage Council and is working toward getting the group recognized by the IRS as a non-profit organization. Other officers include: Diane Gillespie, with the Convention and Visitor’s Bureau, vice president; and Tiffany Patterson, Missouri State Museum, secretary.

The Council is made up of voting delegates from a number of Jefferson City organizations with an interest in historic preservation, economic development and tourism. In addition to HCJ, the Convention and Visitor’s Bureau and the Missouri State Museum, other member organizations include the HCJ Foundation, the Chamber of Commerce, Old Town Revitalization Company, the City of Jefferson, the City’s Historic Preservation Commission, the Downtown Association, Eastside Business Association, Old Munichberg, the Fire Museum, Friends of the Missouri Governor’s Mansion, the Cemetery Resources Board, and the West Side Business Association.

The Heritage Council meets quarterly in the conference room of the Marmaduke House, now home to the Convention and Visitor’s Bureau. The next meeting will be in February.
This charming 1 ½ three-bay brick home above a stone foundation, sitting below street level on Atchison Street, is easy to miss amidst the gardens and mature trees. Noted for its gabled roof and front wooden porch with turned posts and spindlework below the eaves, the house is typical of Missouri-German Vernacular common to Old Munichburg dwellings.

The Charles J. and Clara Schmidt house won recognition in 2003 to be listed on the National Register of Historic Places. The home is not for sale, being owned by Jon and Jane Beetem, and certainly does not require restoration, but does deserve historical recognition as we begin highlighting historic homes in the Southside, or Old Munichburg, of Jefferson City.

Wilhelm and Wilhelmina Schmidt, having emigrated from Baden, Germany and married in St. Louis in 1854, purchased the property in 1865 for $1000, building their family home around 1897. Wilhelm was a horticulturist, responsible for the many huge trees and gardens once gracing the yard. The Schmidt’s son, Charles Julius Schmidt, a carpenter and home builder, and his wife Clara enlarged the house to accommodate their large family of eight children.

The home’s intact interior retains original door/window trim and varnish finish, stairway, and hardwood floors. Original four-panel doors with single light transoms, many with original hardware, remain. Charles subsequently divided and platted the block as “Schmidt’s Subdivision.” The property remained in the Schmidt family until 1991 when it was sold on behalf of Charles’s sister Pauline Schmidt.

The Wilhelm and Charles Schmidt families are to be honored for their contributions to their adopted community and church, for their horticultural talents, but also for their legacy of a remarkably-built home that has lasted over one-hundred years and appears to survive for many more.

REMEMBRANCE OF THINGS PAST

July 7, 1983 Notes of HCJ President Eldon Hattervig:

Priorities of the new historical preservation organization named Historic City of Jefferson:

◊ Submit grant application to State Historic Preservation Program for historic site survey of East Capitol Avenue.
◊ Nomination of East Capitol Avenue District to the National Register will provide substantial tax incentives to private investors who restore historic structures in the district.
◊ Rehabilitation of the Lohman Opera House, providing a rallying point for historic preservation in the city by uniting downtown businesses, the fine arts community, and historic preservationists.
Looking back . . . . Moving forward

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

Social Media - Katherine Owens
HCJ Foundation - Nicholas M. Monaco
Finance - Tim Morrow
History and Documentation - Katherine Owens, and Dottie Dallmeyer

Saving the date!

HCJ's Annual Dinner Meeting
Sunday March 19
McClung Park Pavilion
Social-4:30, Dinner-5:15, Program-6pm

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.

Visit our Web site at www.historiccityofjefferson.org