June Homes Tour Most Successful Yet

This year’s Swifts Highway Homes Tour was an “over-the-top” success. Everything fell into place. The weather was gorgeous. There was plenty of parking. The street, with no hills, low traffic and nice flat sidewalks made the walking very pleasant. The five featured homes were of major interest to the community. The owners of the properties were very helpful with historic information on their homes.

We had much help with promotion; KWOS, the Coca Cola marquee, the News Tribune and Jefferson City Magazine. We also had help from two VISTA program volunteers who distributed table tent signs to downtown restaurants. They also assisted the day of the tour setting up and taking photos.

Seven local florists participated by donating special floral arrangements for each home. The home owners were delighted with this added touch.

The whole event ran like a well greased machine. There were 85 volunteers scheduled for two shifts to be hosts at the homes or cashiers in two tents. There was a record 700 plus visitors through each home. Comments all day long were very positive. Swifts Highway neighbors had a good time meeting each other and visiting home they had always wanted to see.

The tour was the best fundraising event yet for HCJ. After expenses HCJ made $8,000. This will be used to fund HCJ programs and activities. Thank you to everyone who helped make this such a successful event.

Many people are already asking where the homes tour will be next June. This has not yet been decided, but we are looking at some West end neighborhoods.

Go to our web to view photos of the event, www.historiccityofjefferson.org.
Preservation Is Ultimate Way
To Reduce, Reuse, Recycle

By Steve Veile

Everybody seems to have jumped on to the “green” bandwagon, and that’s a good thing. While it is wonderful that so many are saving and recycling those plastic bottles, newspapers and cans, there is a way that we can have a more significant impact on our environment—historic preservation.

When you think about it, rehabbing older buildings, large and small, is the ultimate way to recycle. In most cases, those historic structures were built with quality materials that were made to last. Old growth wood, that took hundreds of years to grow, was put into those buildings in everything from the lath to the crown molding. Unlike the aluminum structures and fake stucco buildings you see going up today (made to last maybe 25-30 years) historic buildings were made to last for many decades, if not centuries. The woodwork, the brick and the stone, were -- and still are-- materials of great substance and the craftsmen who transformed them into the homes of yesterday knew not only how to make them beautiful, but to make them endure.

The good news is that City Hall seems to have recognized the value of the old buildings in the area they now called Old Town. Incentives are being provided to encourage home ownership and rehabilitation of these older buildings. The Old Town Redevelopment Corporation is focused on reuse and rehabbing, thereby recycling some of the most significant architectural resources in Jefferson City. We applaud this move and urge all Jefferson Citians to adopt the ultimate way to “go green.” Historic preservation is the very best way to reduce, reuse, recycle.

The Swift’s Highway Homes Tour held in June was a wonderful success. It was a success both financially and in terms of furthering HCJ’s mission to promote historic preservation in our community and to encourage an appreciation of the grand old buildings that make our city special.

Thank you, Mary Ann!
Past President Mary Ann Hall was the commander-in-chief of the Homes Tour again this year. She is meticulous about her work and her careful attention to the many details of the Homes Tour is a large part of the reason it was such a success. Mary Ann deserves a standing ovation for the many hours she spent planning, organizing and implementing the event. A big thank you as well to the 85 HCJ members and friends who volunteered. Kudos to all!
**HCJ Foundation To Fund Preservation Efforts**

*Find Out More……*

The HCJ Foundation is very close to becoming a reality. In August, the HCJ Board will be approving the Articles of Incorporation and By-Laws for the new Foundation. Once these are filed with the Secretary of State and a Board of Trustees is appointed, the Foundation will be able to raise money to further the mission of HCJ. The following are frequently asked questions regarding the purpose of the HCJ Foundation.

**What is the Foundation?**

The Foundation will be a 501 (c) (3) tax exempt, non-profit corporation formed for charitable and education purposes, including additional funding to support the mission of the Historic City of Jefferson organization. It will be governed by its own Board of Trustees and work in conjunction with the HCJ Board.

**Why is the Foundation being created?**

The Foundation is being established to encourage planned giving for those involved with estate planning. It will provide a way for members and those interested in historic preservation to make bequests to HCJ and to do so in a way that would be advantageous to them from a tax standpoint. Families could make donations to the Foundation as memorials to their loved ones.

**Why are major funds needed by HCJ?**

Greater funding is needed for the following reasons:

1. To preserve, protect and defend the historic assets of Missouri’s Capital City. Doing so will bring economic development benefits, including:
   - **Business Development and Job Creation**
   - **Heritage Tourism** -- Providing living history examples for students and residents across the state of MO
   - **Preserving Community Character**

2. In the past, HCJ depended largely upon memberships and special event fundraisers for operating monies. In the long term, no resources were specifically dedicated to appropriate restoration and technical support, funding acquisition, or management of historic properties for the benefit of all Missourians.

**How will the Foundation be funded?**

Private donations from HCJ members, citizens, service clubs, businesses and corporations will provide the funding for the Foundation. All gifts of property or cash donations are tax deductible.

Additional contribution information will be provided to members once the Foundation is fully established. Right now though, contributions of any amount can be made to the [Greg Stockard Historic Asset Fund](#) or there is still time to become a charter member of [The Thomas Lawson Price Society](#). Membership in [The Thomas Lawson Price Society](#) requires a $1,000 pledge that can be paid in five equal installments of $200 each, or paid up-front, if the donor so desires.

Please encourage your friends and neighbors to support historic preservation by contributing to one of the HCJ strategic funds. If you or anyone you know would like to contribute to any of the HCJ funds, contact President Steve Veile at stevev@communiqueinc.com

---

**FALL PROGRAM**

**Wallendorf Log Cabin Tour**

**Sunday, October 4th**

1:00 pm—3:00 pm

**Missouri Farm Bureau**

701 South Country Club Dr.

This is the log cabin that was moved during the Highway 179 expansion. Did Sterling Price do some strategizing here during the civil war?
MAY Golden Hammer
1400 St. Mary’s Blvd.

On a street that was once the main artery through Jefferson City, 1400 St. Mary’s Blvd had fallen into disrepair. Owner, Sam Schneiders found the house at an on-line auction and decided to try his hand at renovation. “Where it was, it was going to get dozed at some point. It was the worst house on St. Mary’s Blvd.”, Schneiders said. He found 95% of the supplies he needed at the Habitat Restore, allowing him to add high-end materials. “We chose this project because it has been rehabilitated with care and has reserved an existing home for future generations to enjoy”, says Committee Chairman, Deedie Bedosky.

JULY Golden Hammer
1937 West Main St.

Few renovation efforts in town have made as much difference to a busy street corner as the July GH recipient. The old vacant Sinclair gas station was an eyesore for many years until Damon and Dana Northweather decided to make it the home of D&D Main Street Market. The market has annuals, perennials and shrubs outside and fresh produce and groceries inside. The fresh fruits and vegetables are from area growers.

One can imagine the work required to clean the dirt and grime out of the old gas station. But the Northweathers have demonstrated nicely the value of adaptive reuse. The surrounding west end neighborhood has given them a warm welcome since their opening this spring. The corner of Dix and West Main has never looked so good!
**JUNE Golden Hammer**  
417 and 419 E. High St.

Jim Moody started his renovation project simply as a lobbyist looking for office space downtown. It now serves that purpose but in the larger picture also serves to improve its historic downtown neighborhood. “I like old places; they have character”, Moody says. He says his clients think so too. “The typical reaction is ‘wow, this is neat.’”

The homes were built in the 1880s and still have many original features; wood floors, pocket doors, woodwork, light fixtures, ornate fireplace mantle and tile.

They are an historic asset to Jefferson City’s downtown streetscape.

---

**Oral History Project Underway**

A project to record personal histories and memories of “old time” Jefferson City has been initiated by the Historic City of Jefferson.

An Oral History Committee has been formed by HCJ to record audio and video histories of long-time Jefferson City residents and businesses. The group hopes to begin a library of these histories using newer media including CD-ROMs and DVDs, so that the recordings will be easily retrievable and preserved for future generations.

D.J. Nash is chairman of the Oral History Committee, which actually began its work in the fall of 2008. She invited the public to volunteer to participate in the project, or to suggest the names of older residents of the city who might have unique personal, business or civic histories that should be recorded.

Two training sessions for volunteers were held this past spring so that members could learn about tools and techniques to conduct successful and engaging interviews that would be helpful to future historians, Jefferson City residents and anyone wanting to enrich their lives by learning about past generations who lived and worked in the Jefferson City area.

Training was provided through a grant from The State Historical Society of Missouri. Nearly 20 HCJ members and guests attended at least one of the training sessions. Those attending included: Cathy Bordner, Dottie Summers Dallmeyer, Elaine Bode-Oliver, Deborah Goldammer, Deedie Bedosky, DJ Nash, Donna Westhues, Henry Gensky, Holly Joyce, Janet Maurer, JoAnn Steinmetz, Lois Heldenbrand, Marianne Theis, Stephen J. Stark, Steve Veile, and Stu Murphy.

HCJ recently purchased new digital recording equipment for this purpose and the City of Jefferson has provided additional equipment support. In addition to new interviews, the organization is transferring old video and audio tapes that were recorded in previous years onto digital formats.

“We are very excited about this project and what it could mean for the preservation of the history of Jefferson City,” Nash said. “There are so many stories out there that we don’t know about and we are in a race against time to get as many of them recorded as we possibly can. This project compliments the Golden Hammer awards, enhancing preservation of Jefferson City’s cultural history while the Golden Hammer Awards recognizes preservation of our architectural history.”

To suggest the name of a person who should be interviewed or to volunteer to assist in the project, contact D.J. Nash at 636-8558 or e-mail her at djnash@embarqmail.com.

---

**WELCOME TO OUR NEW MEMBERS!**

Nathan and Jennifer Otto  
Jo Storey  
Tom and Jatha Sadowski  
John and Terry Lyskowski  
Chandler and Terry Bowser  
Syd and Patty Morrow  
Ralph Bray  
David Masterson  
Kurt and Karen Valentine  
Al Mueller  
Mary Winter, BFR&G Law Firm
The following article appeared in the May 2009 American Bungalow Magazine. This abridged version is reprinted with the author’s permission. Thank you Jane Powell!

I love the word “oxymoron” because it has “moron” right there in the word. It comes from the Greek, and it refers to a pair of words that contradict each other, or cancel each other out, like “pointed (i.e., smart) foolishness,” “original copy,” or “lead balloon.” Or “smart growth” and “green building.”

Today there is a lot pointed foolishness going around, particularly in regard to land use and historic buildings. Take “smart growth.” Who, after all, would be in favor of dumb growth? Smart growth, as planning consultant Eben Fodor has remarked, is merely the “planned, orderly destruction of the remaining natural environment.” Perhaps, as Ted Turner suggested, we should call it “less-stupid growth.” In my view, it will soon rest on the same trash heap as “urban renewal,” “festival marketplace,” “pedestrian mall” and all the other planning fads of the last 40 years. Yet every developer can spout the smart-growth party line about how the huge development he is proposing for your single-family neighborhood (which will be called La Boheme or Allegro or something suitably “urban”) will prevent farmland being paved over elsewhere, at the same time that his company is paving over said farmland and calling it “Cottonwood Creek” after the trees that were destroyed to make room for the 4,000-square-foot homes he’s building there on quarter-acre lots.

Then there’s “green building.” In addition to the “smart growth” argument that goes along with these new blights on the landscape, there’s the canard (“fabricated report,” “groundless rumor”) that the new buildings that are replacing old historic ones will be “green.” Explain to me exactly what is green about tearing down buildings that were built with hundreds of board feet of old-growth timber, which have lasted 80 to 100 years or more, in order to throw up obscenely dense buildings with cheap metal windows, crappy second-growth lumber and fake stucco, even if they do have solar panels? In reality, the greenest thing you can do is to continue the life of an existing building—ideally by maintaining it, but if it’s too late for that, then by restoring or rehabilitating it.

Often developers argue that they are going to salvage and recycle the old building materials—and well they may. But I can guarantee there’s one thing that will not get reused: lath. Lath, like everything else in an old building, is made from old-growth timber. And it is nothing short of criminal to send that wood, which took thousands of years to grow, splintered and useless to a landfill.

“Infill” is another buzzword that’s often seen as being part of “smart growth.” One would think that infill meant building on vacant lots, or maybe building a little cottage behind a house or a rental unit over a garage. But in practice it means tearing down an existing small building in order to throw up a much larger one. Almost always it’s a historic building that is destroyed.. Those who had it destroyed argued that (a) it would have cost too much to fix it or (b) saving it wasn’t worth sacrificing the greater good of “density near transit.” Doing either would have meant the project wouldn’t “pencil out”—that is, generate the bloated profit to which they feel entitled.

Nationwide, 577 historic houses are demolished every day. During the 1990s, 722,000 pre-1920s houses were demolished. Many were bungalows. In every city, historic buildings are being sacrificed for some perceived short-term gain, and we can’t ever get those buildings back.

On its Web site, the Association of Bay Area Governments has this definition of Smart Growth: “Revitalizing the already-built environment.” I’m for that. But in practice, the already built environment is often discarded, to be replaced by faceless buildings with an average lifespan of 30 or 40 years. And yet there are those who insist this is progress, although as Russell Baker said, “Usually, terrible things that are done with the excuse that progress requires them are not progress at all, but just terrible things.”

There has been a lot of talk about the New Urbanism in recent years, but not much about the Old Urbanism. Most cities already have what the New Urbanists call “transit-oriented developments.” They were called streetcar suburbs, at least until somebody stupidly ripped out the streetcars. Now, it’s true that those bungalow suburbs were built at the expense of
old-growth forests and other non-renewable resources, and it’s even true that a bungalow is not the most efficient use of a building footprint. (The most efficient use of a building footprint for a single-family home is a foursquare, so all you foursquare owners can congratulate yourselves.) The point is that a lot of the old urbanism could have been—and can still be—reused.

The population of the US is about to reach 300 million, a 50-percent increase since 1967 and a doubling of the population in our lifetimes. We have already exceeded the carrying capacity of our finite planet, but apparently the great majority of people still believe that somehow we can build our way out of that reality. Melissa Pierson, author of The Place You Love is Gone, wrote: “It is real, that choking breathlessness you feel, as if on an overcrowded elevator that is momentarily stuck. It is real, that childish despair on watching the things that made up a pleasant universe loaded onto a flatbed truck and getting smaller and smaller as it disappears down the highway. It is real, the acceleration of loss.”

Until now, most of us humans have lived off this planet on the assumption that “there’s plenty more where that came from. In reality, we cannot build our way out of the pickle we’ve put ourselves in. We have to conserve our way out of it. According to the Environmental Protection Agency, 48 percent of U.S. greenhouse gas emissions are produced by the construction and operation of buildings. Even a new green building made with sustainable materials still uses up resources and energy, and it will be 40 years or more before the energy it saves by being operated under green principles balances out the energy that was used to build it. By contrast, an existing building has embodied energy; all the energy that was used in its construction is already sequestered. To put it another way, that energy is safely in a bank that is insured against failure if properly protected and cared for.

Still, there are many people who profit from growth, and they beat that drum so loudly it’s hard to be heard over it. A professor at the University of Colorado, Al Bartlett, had this to say:

“We in the United States are in a culture that worships growth. …. If a town’s population is growing, the town is said to be “healthy,” or “vibrant,” and if the population is not growing the town is said to be “stagnant.” Something that is not growing should properly be called “stable.” Yet, the promoters of growth universally use the word “stagnant” to describe the condition of stability, because “stagnant” suggests something unpleasant.”

Is there any hope? Is there anything we can do? Well, yes and no. We need desperately to change the consciousness in this country so that old buildings are valued—not just “the mansions of the rich, dead white guys,” but all old buildings. I would like to see a time where it will simply be unthinkable to destroy a historic building. Think that’s impossible? Consider this: In the 1960s smoking was common and socially acceptable—everywhere. Now, there is almost nowhere it’s permissible, and it’s no longer socially acceptable.

I believe that same change of consciousness is possible in regard to historic buildings. But it will require that people begin to question the dominant paradigm. For that to happen you will have to get up out of your comfy Morris chair and actually DO something. It isn’t enough to belong to your neighborhood association, or send membership money every year to your local historic preservation organization. You need to show up at meetings, write letters, educate your neighbors, write about it on your blog, run for office, and all that other tedious grassroots stuff that is required in order to change things. The original Arts and Crafts Movement proponents were politically and socially active, and they truly believed that living in these houses, and having well-designed objects, would make people better citizens. It’s time for us to prove them right.
DON'T MISS HCJ'S FALL PROGRAM:

Wallendorf Log Cabin Tour and History
Sunday October 4th, 1:00 pm—3:00 pm
Missouri Farm Bureau, 701 South Country Club Dr.

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