Mark your calendar for the Historic City of Jefferson’s 8th Annual Homes Tour, scheduled for Sunday, September 22, 2013, from 1:00 – 5:00 pm! We are excited that several home owners on Hayselton Drive will be opening their homes for the tour. This area has an interesting history, with the land first patented in 1823. In 1857 the Jefferson City Land Company, formed by Mayor James B. Gardenhire and Thomas L. Price, acquired about 1000 acres overlooking the river. This acreage changed hands several times over the next 50 years. It was pared down to 94 acres by 1915 when the Hayselton Realty Company, owned by James M. Hays, gained the property. In the 1920s, most of the remaining 80 acres was purchased by William Searcy who named it the Sunset Place Addition. Hayselton Drive (originally spelled “Hazelton”) was plotted and subdivided into 25’ lots in 1926, and the first home was built in 1930 at 1801 Hayselton Drive. Many of the homes were built by contractor and realtor George Lindhardt. Architectural styles include English Tudor, Cape Cod, Bungalow, Cottage, Garrison, and Colonial Revival.

Past happenings along this scenic bluff include steamboat traffic, an annual calliope boat, and close-call accidents – even a daring rescue of a neighbor who had slipped down the bluff! In the past, residents would patronize businesses at the corner of Boonville and West Main, including Johnnie’s Sinclair, Halls Gifts and Drug Store, Tasti-Treat, and Bob’s Market. Stories about past events and businesses will be featured along

Visit our web site at www.historiccityofjefferson.org
the Homes Tour path, with maybe a working artist or two!

Visitors at this year’s tour will stroll along this scenic bluff. Ticket prices will remain the same as last year. Advance tickets are $12, available after August 22 at Samuel’s Tuxedos (236 E High), The Art Bazaar (114 E High), and Schulte’s Fresh Foods (1904 Southwest Blvd). Tickets will be available the day of the tour for $15. Volunteers will be able to purchase half-price tickets ($6) the day of the tour.

Overall coordinators of the event are Tammy Boeschen and Steve Veile. The Committee Chairs are Connie Hubble, Janet Maurer, Marilynn Medley, and Linda and Hank Stratman. Many other HCJ members are assisting with the planning, as well. We need volunteers to serve as hosts, at the sales tent and traffic control. If you can volunteer please contact Connie Hubble at 634-3526 or 690-9869 or email connie@whaleysrx.com.

On Saturday, July 20 the HCJ Board of Directors hosted an all-day Strategic Planning Summit. The morning session included representatives from various groups who have a role in promoting the preservation of Jefferson City’s buildings and neighborhoods. Represented groups included the HCJ Foundation, Old Munichburg Association, Old Town Redevelopment, Historic Preservation Commission, J.C. Chamber of Commerce, Cole County Historical Society, City government, and the Jefferson City Convention and Visitor’s Bureau. Each representative briefed the group on their organization’s purpose/mission and goals, plus a progress report of efforts to further historic building or neighborhood preservation or development. Then the group engaged in scenario planning to identify possible strategies that might be most effective in promoting preservation of Jefferson City’s historic properties and neighborhoods. There was overall agreement that even though each group has a unique purpose, the groups should talk regularly and work together on selected issues.

HCJ Board members attending the Summit stayed for the afternoon session to outline a strategic plan for HCJ for the next 2-5 years. This session began with a discussion of the results of the HCJ member survey. Using information from the survey and the morning’s discussion, HCJ Board members drafted strategic goals and tactics, which will be refined and presented for approval to the full Board in September and later posted on the HCJ website. HCJ President Steve Veile and Board member Lois Heldenbrand facilitated the Summit.
“Legacy for Life”
HCJ Foundation Insurance Donation Program

What is it? The Legacy for Life Program is a new vehicle through which you can contribute in a truly significant way to the preservation of the historic buildings in Jefferson City and to the memory of the significant people and historic events that have made this community what it is today.

The Board of Trustees of the HCJ Foundation has adopted this program to help provide the financial resources to make historic preservation feasible. Here is how the program works: You agree to make a donation to the Foundation for the express purpose of paying the premiums for a life insurance policy on yourself, a loved one, or a person in the community you wish to honor. You make contributions yearly until the insurance policy is paid up, or until you decide you no longer wish to participate. Because the Foundation is a 501(c)3 organization, your yearly contributions are tax deductible. Upon the death of the insured, the HCJ Foundation receives the policy proceeds.

You might wish to do this to honor a loved one, or to preserve the memory of a historic place or event. Whatever the reason, you really will be leaving a Legacy for Life, through the use of the life insurance policy. Imagine a policy that might pay the Foundation $100,000 or more but costs you a modest amount in terms of your out-of-pocket monetary gift to the Foundation. You get a tax deduction for your contributions and the legacy you leave will be truly significant in furthering historic preservation efforts in Jefferson City.

How you can participate:
1. Consult with your life insurance agent regarding the face value of the policy you would like to “purchase” or, change the ownership of an existing policy for the benefit of the Foundation;
2. Determine the amount of donation you wish to make to the Foundation in support of the policy, and the number of years of policy premiums;
3. Make your annual tax-deductible donation until the insurance premiums are paid up.

It is important to remember that actual premiums are paid by the HCJ Foundation. The foundation is the owner of the policy and the beneficiary. Upon the death of the person named as the insured, the HCJ Foundation will receive the policy proceeds.

Jefferson City Landmark Playing Cards
Available at:
Samuel’s Tuxedos and Gifts
Just $10
HCJ members get a 30% discount

Welcome New Members

Marie Colvin, referred by Pauline Rost
Brenda Kuensting, referred by Sam & Linda Bushman
Janet Poulsen, referred by Tammy Boeschen
Kathy Burruss, referred by Jami Wade
Jack Curtit (Home Savings Bank), referred by Sally Morrow
Dale & Shae Marie Eickhoff, referred by Steve Veile
Nick Gerhardt, referred by Jenny Smith
Stephanie Bell, referred by Jami Wade
Dr. Tony Frank, referred to by Lois Heldenbrand
Dr. Eric Burgess, referred to by Lois Heldenbrand
Richard Glaser
Mark & Susan Rehagen
Bill Stine
Mary C. Snider

Congratulations to the Winners of the Membership Drive Contest!

Jami Wade is the winner of the Discover Jefferson City prize that includes one night’s lodging at Cliff Manor Bed and Breakfast. Sally Morrow won the second place prize certificate from CORK.

Many thanks to all who participated and to our participating sponsors for the prizes. HCJ has a total of 11 new members during the drive; nine individual, one family, one business.

Four more members were added at the recent Civil War program on July 25 at McClung Park.
The Saga of Saving Lohman’s Landing

Why is Historic Preservation so hard?

by Jenny Smith

“Not one responsible historian will say this is a legitimate historical site,” a statement made in 1969 by Senator A. Clifford Jones, who favored the demolition of Lohman’s Landing. “There are only two buildings worth saving in Jefferson City, the Capitol and the Governor’s Mansion.” His colleague, Sen. John Down, called the site “a stupid old unimportant piece of masonry.” Then, from Governor Warren Hearnes in 1970, addressing pleas for renovation of Lohman’s Landing: “. . . I am convinced this whole idea is a mistake . . . . I am sick of looking at that building.” He hoped the building would be torn down before the end of his term in 1973.

This was the backdrop of the fight to save Lohman’s Landing after the Missouri Board of Public Buildings announced in 1968 its plans to demolish the old riverfront buildings for parking. The area in question, lying between the Capitol and the Governor’s Mansion, included the Lohman Building, the Union Hotel, the Christopher Maus house, and the Tweedie Footwear building.

The old riverboat landing was the last of its kind along the banks of the Missouri, a remnant of a once busy hub of commerce that served Jefferson City. The Lohman building, one of the oldest structures in Jefferson City, built in 1834, will be 180 years old next year. It was built just thirty years after Lewis and Clark passed through this spot, nine years after Jefferson City was incorporated, and six years before a state capitol was built on the hill to the west. It was a vital port of entry for riverboat commerce carrying supplies and people into and out of the new capital city. It served in many capacities: as a general mercantile store, a tavern, inn, blacksmith shop, living quarters, an agent headquarters for two riverboat companies and as a warehouse. There was also a ferry that operated to carry passengers and property to and from Callaway County. This building and the landing were undoubtedly essential to the success and prosperity of the growing capital city.

The first owner was reportedly James Crump. The next owner, Harry Colgan, bought the building in 1838, selling it soon after to John Yount. It was Yount’s misfortune to be the proprietor in 1849 when a boat carrying 150 Mormon passengers landed. Some of the passengers had cholera and before the disease ran its course, 64 people in the city died. Reportedly, these victims were buried in a mass grave near what is now the Missouri Pacific railroad depot at the north end of Monroe Street. Yount sold the building to Charles Lohman in 1852. Lohman was one of the wealthiest and most prominent businessmen in central Missouri at the time. The area had been known up to then as Jefferson Landing but was referred to as Lohman’s Landing after 1852.

In 1855 Lohman’s brother-in-law, Charles Maus, built a hotel across the street originally calling it the Jefferson Hotel. After Maus returned from serving in the Civil War, he renamed the hotel the Union Hotel. Maus’s brother Christopher built the house just up the street, also around 1855.

As riverboat commerce declined after the railroad was built in the 1850s, Lohman sold his building to Ernest Simonsen who left it abandoned until 1905 when he sold it to the Tweedie Footwear Company. For the next 50 years the Tweedie factory was a thriving enterprise. The Lohman Building was used for a warehouse until the factory closed and was sold for $550,000 to the State of Missouri in the 1960s.

When the Missouri legislature
granted a reprieve for the Lohman Building. A resolution introduced by Jefferson City Representative Thomas Graham to delay the demolition was passed by the House and, finally, the Senate. The Board of Public Buildings gave the CCHS until April 1970 to come up with a plan.

Elizabeth embarked on a flurry of contacts with public and private groups seeking their support. She was very successful in this respect. She convinced many media outlets of the value of saving Missouri’s last remaining river port. Fulton Daily Sun, St. Louis Globe Democrat, Columbia Tribune, KLIK radio and the St. Louis Post Dispatch wrote editorials in support. However, and ironically, the Jefferson City Post Tribune came out with an editorial in May of 1970 echoing the Governor’s opposition saying, “. . . the Cole County Historical Society could put its efforts and many talents to more important and enriching goals.” This editorial prompted a response from one of Elizabeth’s contacts, Gerhart Kramer, an architect with the National Park service: “Jefferson City has turned its back on what made the community – the river. There must be a re-wedding of the natural and manmade heritages.”

In addition to the flood of letters and media support for saving Lohman’s Landing, an architect from St. Louis was contracted to evaluate the stability of the building. Phillip Cotton Jr. stated in his report: “It is solidly constructed of heavy stone bearing walls and timber framing and appears to be in quite good condition. . . . a witness to the good sense of our forebear’s ideas of business buildings.”

Osmund Overby, with the MU Department of Art History and Archeology, toured the site, remarking, “Lohman’s Landing . . . recalls in such a vivid way waterfront life along the Missouri River. . . . I think it would be a mistake to move the building . . . much of its historical meaning is due to its location on the waterfront within sight of the Capitol building.” He also favored renaming the area “Jefferson Landing,” its original name. In April of 1970 a team of MU student archeologists dug around the Landing site after the Tweedie factory was razed in 1969, finding evidence of blacksmithing tools. The cause was receiving a lot of attention!

A morale boost to the effort came from Jefferson City Mayor John Christy and the Jefferson City Council in January of 1970. The Council adopted a resolution to request the Board of Public Buildings to convey ownership of Lohman Landing to the city, either by selling or leasing it. This prompted Sen. Omer Avery to introduce Senate Bill 365 in March of 1970 that provided for this transaction, but this resolution never made it out of committee.

(Continued on page 6)
The city also explored the availability of federal Urban Renewal funds (HUD grants) to cover restoration of Lohman’s Landing, but first they had to request that the landing be included in the funded areas. The Housing Authority proposed possible sites to which the structure could be moved. Under contract from the city, The Harland-Bartholomew Associates submitted a “Riverfront Development and Historic Preservation Plan” for Jefferson City in March 1970. This plan included a complete plan for restoration of the old riverboat landing.

In April 1970 the Board of Public Buildings had extended the demolition reprieve for Lohman’s Landing, giving the CCHS until January 1971 to come up with a plan. But this date came and went. Press coverage of the saga was scarce in 1972 and 1973.

At every turn, the CCHS, led by Elizabeth, repeated its goal to restore the building without state appropriations. It was estimated that renovation would require about $158,000. While she had succeeded in securing the moral support, funding support would be more elusive. The reprieve would be a fragile victory.

The eventual success of Elizabeth’s effort came about in an unexpected and strange manner. According to a News Tribune account in 1974, James Wilson, Director of the Department of Natural Resources, and a staff member, Booker (B.H.) Rucker, were lamenting the absence of plans for Lohman’s Landing. Aware that a big celebration of the nation’s bicentennial was being planned for July 4, 1976, Rucker developed a plan to propose the project to the State Bicentennial Commission as their showcase bicentennial project. Wilson took this plan to First Lady Carolyn Bond who endorsed it with enthusiasm. The commission, led by Dr. William E. Parrish, embraced the project and here we are. The Jefferson Landing State Historic Site was dedicated with much fanfare on July 4, 1976.

In the end, the project cost $610,000, with $600,000 coming from a federal tax sharing fund and $10,000 from the Bicentennial Commission.

Historic preservation has never been easy in Jefferson City, as affirmed by this saga. Jefferson City and the State of Missouri came very close to losing this historic treasure. What if Elizabeth Rozier had not taken up the call to arms? What if there had not been the support of Rep. Thomas Graham, or Mayor John Christy, or Sen. Omer Avery, to support the CCHS plea for a reprieve? What if James Wilson’s plan had not been supported by Carolyn Bond? And what if there had not been a Bicentennial celebration looming? So many things had to fall into place. Now, no one questions that Lohman’s Landing was worth saving. So, why, then, was this so hard?
Maurer and Goldammer recognized for Many Years of Service to HCJ

President Steve Veile presents gifts of appreciation and certificates to Debbie Goldammer, above, and Janet Maurer, left. Goldammer retired as HCJ Treasurer after 7 years service; Maurer, retired after 5 years as HCJ Secretary. Many thanks to both!

HCJ Members Receive Heritage Awards

The Historic Preservation Commission announced winners of the Gregory Stockard Distinguished Service, Art and Essay Contests, and Local Landmark Awards at the Annual Heritage Award ceremony in May.

Two very worthy recipients of the Gregory Stockard Award were recognized for their considerable contributions to historic preservation in Jefferson City: Darryl and Connie Hubble and Michel and Donna Deetz. Both couples are members of HCJ.

Three properties were awarded the Local Landmark designation by the Commission: 115 W. Atchison St, owned by Michael and Laura Ward; 718 E. Capitol Ave owned by Dave and Cathy Bordner; and 718 W. Main St. owned by the Conservation Federation of Missouri (not pictured).

Lineberry Draws Large Crowd For Civil War Talk

David Lineberry, a former JC High School English teacher with a passion for history, presented a Civil War program on July 25, “The Unsung Hero of the Battle that Never Was” to an overflow capacity audience. Most fittingly the program was held at McClung Park Pavilion in the very area of town that was the subject of his talk. He captivated the audience with stories of strategies devised by Union troops occupying Jefferson City in 1864 that succeeded in thwarting the advance of Confederate troops upon the city under the command of former Governor General Sterling Price. His troops were camped on the city’s outskirts in the area near Moreau River and Greenberry Road.

Darryl and Connie Hubble receive Gregory Stockard Distinguished Service award.

Michel and Donna Deetz receive Gregory Stockard award.

Dave and Cathy Bordner (left) and Ella, Laura and Michael Ward receive Local Landmark Awards for their properties.
Getting to Know You

**Toni Prawl** was elected to the board of directors of HCJ at the annual meeting in March, for her second tour of duty. A member for 25 years, Toni served previously on the board and was president of HCJ in 1993.

**Steve Veile** is president of the Historic City of Jefferson. Now in his sixth year in office, he is the longest serving president in the organization’s 30 year history. He is a co-founder of the HCJ Foundation, a charter member of the Thomas Lawson Price Society, and a 2012 recipient of the Greg Stockard Distinguished Service Award.

**Why did you join HCJ?**

**Toni Prawl**

I joined HCJ shortly after moving to Jefferson City because I wanted to promote preservation locally and learn about my “new” community’s historic past.

**Steve Veile**

Historic preservation has always been a passion of mine and this organization just seemed to be a natural fit for me.

**What do you like best about being a member?**

**Toni Prawl**

I like working with other preservation advocates to achieve our organization’s goals. Many of us support preservation through our own individual activities, as well as collectively.

**Steve Veile**

Working with like-minded people who are eager to roll up their sleeves and get the job done. HCJ members do not sit on the sidelines. I like that.

**Do you have a favorite HCJ program or activity?**

**Toni Prawl**

The historic homes tour! Our organization is indebted to all the generous homeowners, volunteers, and patrons who make the tour successful.

**Steve Veile**

I love the Oral History program. It is so interesting to interview people about their past and our community’s history. Fascinating stuff. You should try it!

**Do you think we have made progress in Jefferson City on Historic Preservation?**

**Toni Prawl**

Definitely. Thanks to numerous entities promoting preservation, I think the rewards are perhaps more tangible now than ever. While preservation accomplishments are more widespread today than in the past, we have many challenges still ahead of us.

**Steve Veile**

Most definitely. Something seems to have “clicked” in this community and suddenly people are getting excited about preservation and making it happen. It is a wonderful thing to see.

**If someone asked you the benefits of HCJ membership, what would you say?**

**Toni Prawl**

One of the best benefits is seeing the difference that our organization is making in JC. We’re enriching the quality of life for our residents (and visitors) through preservation of the built environment, which in turn promotes other facets of our community—heritage tourism and the local economy to name just a couple.

**Steve Veile**

You get to work with some wonderful people who love Jefferson City and are so passionate about our historic buildings and about our collective past. I’ve been in many organizations in my life. None compare with HCJ.

**What one thing might HCJ members be surprised to learn about you?**

**Toni Prawl**

I’m on a quest to visit every state capitol with my family. So far, we’ve visited 47; WI, MI, and AK await us!

**Steve Veile**

While studying journalism in college, I snagged interviews with celebrities galore including John Denver, Chuck Berry, Dick Gregory, the Monkees, the Carpenters, and the Fifth Dimension. Great fun!
May — 115 West Atchison

GOLDEN HAMMER

Owners, Michael and Laura Ward. Built in 1868, this historic house in Old Munichburg neighborhood was in a sad state of deterioration when the Wards rescued it. It is the Ward’s second home renovation in Jeff City. It was recently designated a Jefferson City Local Landmark.

July — 901 Jefferson

Home of Scuba Adventure, Jeff Adams, owner. Built in 1907, it was originally the Ahrens-Graesle’s Grocery in historic Munichburg. The business is on the lower level with apartments on second floor.

June — 616-618 East High

Owners, Darryl and Connie Hubble. Lower levels house businesses while second floors house loft apartments. 616 was built in 1905 and 618 around 1920. This is the Hubble’s 4th and 5th building renovations on this block, part of a revitalization of this east end historic neighborhood.
SAVE THE DATE!
Sunday, September 22, 2013
1:00 pm to 5:00 pm

Historic City of Jefferson’s 8th Annual Homes Tour
A walking tour of the historic Hayselton Drive neighborhood

Looking back . . . . . . Moving forward

Web Master—Laura Ward
Newsletter Editor—Jenny Smith
Membership—Sam Bushman
Oral History—TBA
Golden Hammer Awards—Deedie Bedosky
Social Media—Jami Wade
Homes Tour—Tammy Boeschen
HCJ Foundation—Nicholas M. Monaco

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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