Upcoming Events

August 6—Museum after Hours, “Steamboats and the Missouri River” Lohman Building, 7pm

August 17—HCJ Summer Social celebrating Moreau Drive Historic District, McClung Park, 4-7 pm

September 26-27—Oktoberfest in Old Munichburg

October 5—Civil War Tour marking 150th anniversary of Price’s March on Jefferson City. McClung Park Noon - 5pm

October 23—“The Memoirs of Fr. Ferdinand Helias,” presented by James Farris, 7pm TBA

December 11—HCJ Christmas Program, details TBA

Visit our web site at www.historiccityofjefferson.org

HCJ Summer Social at McClung Park
Set for Sunday, August 17

The Historic City of Jefferson is throwing a party for the Moreau Drive Historic District. This stately old neighborhood of grand homes was recently placed on the National Register of Historic Places. The celebration will be held at McClung Park from 4 to 7 p.m., Sunday, August 17. The main entrance to the park is on Chestnut across from Lincoln University Stadium.

In part, this is a resurrection of the old Ice Cream Socials that HCJ hosted for many years at Memorial Park but will draw from the residents of the neighborhood for many of the activities.

This is a fundraiser for HCJ and in addition to a deluxe Central Dairy ice cream sundae for $5 (in the air conditioned pavilion), there will also be a 20 page color neighborhood booklet available for $5. This booklet is a comprehensive compilation of the architectural descriptions and photos from the survey of the properties in the district. Many homes have received the HCJ Golden Hammer award and City of Jefferson Local Landmark award.

The celebration will start at 4 pm with the Bittersweet Garden Club dedication of the Bonnie Mae Dunlap Memorial Garden and the Blue Star Memorial Highway Marker at the main entrance of the park at the top of the hill.

The Blue Star Markers can be found nationwide and are a tribute to our veterans. The Bonnie Mae Dunlap garden is the fulfillment of a bequest from this former resident of Vineyard Square who provided funds for this garden. Bonnie Mae’s garden was one of several magnificent landscapes in the Moreau drive area years ago.

Additional activities will include live music, vintage cars and motor bikes on parade, neighbors sharing scrapbooks and other fun activities all provided by local residents.

Plan to picnic in the park that evening. The Community Christian Church (Disciples of Christ) will be offering hamburgers, hotdogs, brats and sides to benefit the Buddy Pack program.

The Moreau Drive Historic District includes 256 buildings surveyed (mainly homes). The oldest home in the district at 1122 Moreau Drive was built in 1847. Architectural styles include Craftsman/Bungalow, Four Square, Tudor Revival, and Colonial Revival. Most of these homes were built in the 1920s. The district borders are basically Atchison and Clark Ave.

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(Continued on page 2)
nue (north) to McClung Park (west), just past Leslie Boulevard (south), then Elmerine along with part of Moreland Avenue and Lee Street to the east. For a list of Cole County properties on the National Register of Historic Places, go to [www.dnr.mo.gov/shpo/Cole.htm](http://www.dnr.mo.gov/shpo/Cole.htm).

We thank our sponsors for this event, including Missouri Record-Search, Inc., Round Table Consulting, The Art Bazaar, Concrete Design Concepts and Mrs. B.J. DeLong.

For more information, please contact Mary Ann Hall (573-635-8512 or mahallart@embarqmail.com) or Tammy Boeschen (573-893-4121 or tboeschen@gmail.com). Watch the HCJ website for more details!

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**Welcome New Members**

Jane Moore  
Mary Wiseman

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**Historic City of Jefferson**

2014 Board of Directors

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- Vice-President—Tammy Boeschen
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**The Memoirs of Fr. Ferdinand Helias Revealed**

**HCJ members get first “peek”**

Historic City of Jefferson members are in for a rare treat. They will have the opportunity to hear the premier presentation of newly revealed information about the life of the legendary Fr. Ferdinand Helias.

In the 1980s, former Jefferson City Latin teacher James Farris was handed an historical treasure—the memoirs of Fr. Ferdinand Helias, written entirely in Latin, and never before translated into English. It took Mr. Farris 18 months to translate the work. This program will unveil the Helias Memoirs to a public audience for the very first time.

“Historical Treasure Revealed  
.....the Memoirs of Fr. Ferdinand Helias”

As translated from the Latin by James Farris,

7 p.m., Thursday, October 23  
Location TBA

In 1838 Fr. Helias, a Catholic Jesuit priest born into Flemish aristocracy, was sent to minister to a band of German settlers located in what is now Westphalia, Missouri. He went on to establish a parish there and at least six more after that before his death in 1874. His tomb is in St. Francis Xavier Catholic Church in Taos, Missouri.

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**Museum After Hours**

**August 6, 2014, 7 p.m.**

The Museum hosts "Museum After Hours" on the first Wednesday of each month and stays open until 9 p.m.

**“Steamboats and the Missouri River”**

Join the Missouri State Museum and Jefferson Landing Historic Site for a program that showcases steamboats and the Missouri River. Held in the Lohman Building, one of the earliest riverboat landings still standing in Missouri, this program will highlight the building, the importance of steamboats, and the “Big Muddy.”

Program in Lohman Building, 100 Jefferson Street.

For more information, contact the Museum at 573-751-2854 or DSP.State.Museum@dnr.mo.gov

The Missouri State Museum, part of Missouri State Parks, is located on the north side of the State Capitol. Enter the museum through the garage entrance on the south side of the building.
The first week of October, 1864, brought trying times to Jefferson City. Confederate General and former Missouri Governor Sterling Price brought a sizeable army on a campaign from southern states to and through Missouri. His immediate goals were clear: seize the capital city, put an end to Union martial law, and install a Confederate government. Price’s ultimate objective was even grander—to use Missouri’s war-clarified status as a Confederate state to sway the results of the upcoming federal election.

Having crossed nearly half the state (from Union to Osage City) and causing significant casualties to both armies as he did so, Price arrived at the capital city at its extreme southeastern edge. Alarmed by months of published threats of such attack and garrisoned by fewer Union soldiers than any other time during the war, citizens of Jefferson City, soldiers, militia men, and even prisoners joined forces to defend and fortify the city. Earthworks were thrown up, several miles long. Holes were punched in the south walls of the brick buildings on High Street, fortifying the downtown to protect the Capitol itself from Price’s attack.

Only a few hours in advance of Price, and marching without orders from St. Louis command, two small groups of Union reinforcements arrived and threw in with the locals to help save the city. Cannon pounded, rifles glistened, skirmishes unfolded, and men were killed; but ultimately—due to acts of volunteerism, bravery, and even outright deception—Price was repelled. The capitol and the State were preserved for the Union.

Sunday, October 5, 2014, is the precise 150th anniversary of Price’s assault, and HCJ has planned an unprecedented observance. The half-day event will occur at sites in the city that played important roles in the city’s defense against Price—sites at Green Berry Road, Moreau Drive, McClung Park, the National Cemetery, and Dulle Hill. Each site will offer historic presentations, authentic reenactments, artifact exhibits, demonstrations, and high-quality, period music. Trolley-busses will operate to shuttle attendees between sites and from a central location.

Each site will hold different attractions, and food and refreshments will be available at various points in the tour.

There is only one “Battle that Never Was” for Jefferson City, and there will only be one sesquicentennial of those events—and Sunday, October 5, 2014 is it. Don’t miss this unprecedented opportunity to learn more about the rich history around us all, everyday—be a part of this citywide celebration!
The 2014 Historic City of Jefferson (HCJ) newsletters have focused on the problems that abandoned properties cause in Jefferson City. This issue will focus on developing solutions.

First, let’s look at success in our own backyard.
Three recent stories where we have been successful in reversing deterioration of older buildings in Jefferson City include downtown Jefferson City; the City’s Southside or Old Munichburg; and Jefferson City’s Central Eastside neighborhood (600 block of East High east to block of East High and Ash).

The downtown area benefited from the City’s Façade Improvement Program. Old Munichburg has been helped by the Old Munichburg Association (OMA) as well as a group of private developers and business owners in the 100 block of East Dunklin. Private business owners reversed the blight in the Central Eastside Neighborhood.

Second, future success stories in Jefferson City.
We should devote some effort to figuring out how we can get more success stories like these to take root in other depressed areas of Jefferson City. Success begins with concerned citizens becoming active in community organizations, like OMA and HCJ; by staying informed on the city’s revitalization plans; and by attending city council meetings to voice concerns to the city’s elected representatives. The Old Town Revitalization Company is another source that can be utilized to tackle the abandoned property problem.

Third, success stories from other cities.
Although we have had some successes, we need to look beyond our own backyard. Other communities have taken aggressive but necessary steps to reverse their trend of abandoned buildings:

1. City governments develop and then implement plans to tackle the problems of abandoned buildings.
2. They make it unaffordable for property owners who neglect their buildings, thereby creating blight. Fines are very high for code enforcement infractions such as broken windows and unsecured doors.
3. They require landlords to obtain a license or permit in order to rent property. The permit can be revoked if the landlord does not comply with ordinances and city code.
4. They hold landlords accountable for criminal activities on their property with high fines.

Two cities determined to aggressively solve their problems of abandoned buildings are Paducah, Kentucky and Philadelphia, Pennsylvania.

Example #1 – Paducah, KY
In May 2014 the Director of City Planning in Paducah, Charlie Doherty, sat down with Cathy and Dave Bordner to discuss Paducah’s revitalization efforts.

1. In 2000, Paducah’s Mayor and City Commission identified the need to revitalize neighborhoods in the city’s inner core. Paducah is governed by the Mayor and City Commissioners, made up of four representatives, which is similar to Jefferson City’s City Council.
2. A plan was developed to accomplish the identified goals.
3. The first phase was the “Artist Relocation” program. This program encouraged artists from around the U.S. to move to Paducah’s Lower Town Neighborhood to purchase and renovate older buildings for artists’ galleries and studios.
4. Beginning in 2006, the City of Paducah began another phase of their plan, which involved revitalizing another blighted neighborhood near downtown Paducah, the Fountain Avenue Neighborhood.
5. Key aspects of the Artist Relocation Program and Fountain Avenue Revitalization Plan:
   ◆ Aggressively identified code violations.
   ◆ Applied fines that would get results. According to the City of Paducah’s ordinances, Section 18-126, the fines are “not less than $10.00 or more than $1,000.00. Each day the violation continues shall constitute a separate offense.” That means that code violations can cost from $300 to $30,000 a month.
   ◆ Property owners who could not afford the fines sold their properties to the city or willing buyers. If the city purchased the property, it would be stabilized and then sold.
   ◆ Qualified buyers of these properties could qualify for incentives, forgivable loans, waiver of permitting fees, and other assistance.
   ◆ Paducah requires landlords to apply for a permit to rent. Failure to maintain their property, renting to problem tenants, and other infractions result in suspension of the license.

According to the Fountain Avenue Neighborhood May 2013 newsletter, the following benefits have been noted:
   ◆ Twenty new homes have been constructed

(Continued on page 5)
If this house at 209 Jackson were in Philadelphia, it would cost the owner $300/day per boarded up opening! In Jefferson City it costs the owner only $32/month.

- 37 Major Rehabs – 19 of those exceeding $75,000 – were completed
- Crime has decreased 51%

Charlie Doherty stated that the Fountain Avenue neighborhood formerly was blighted, a home to drug dealers and criminals. Now it is one of the most desirable neighborhoods in Paducah. For more information about the Fountain Avenue Neighborhood, go to the neighborhood website: www.fountainave.com.

Example #2 – Philadelphia, PA
Philadelphia is another example of a city that has aggressively fought the problem of abandoned buildings and blight. A May 7, 2014 article in Marketplace reported on the approach in Philadelphia, a program that focuses on requiring landlords to make repairs or face stiff fines.

Building inspectors identify buildings with boarded doors and windows. These buildings are then posted with a notice informing the owner that the building is in violation of a law that prohibits boarded-up doors and windows. Owners face fines of $300 per day, per opening and must appear in Blight Court.

The goal of this policy is to decrease the number of decayed buildings. In addition to addressing the blighted building problem, the city realized other benefits. An interview with Rebecca Swanson, who heads Philadelphia’s vacant property strategy, appeared in the May 7, 2014 Marketplace article:

“The initial goal of the strategy was to prevent homes from falling into disrepair, but other benefits have emerged, Swanson said. After spending the money to fix the doors and windows, landlords are deciding to spend an extra bit of money so they can fix their properties enough to rent them out. All those permits for fixing their homes and renting them out make the city money.

“We found all these benefits as we’ve gone along,”

(Continued on page 6)
Swanson said, "Increased tax collection, improved neighborhoods, getting more revenues through licensing and permits."

A study by the Reinvestment Fund, a group that finances neighborhood revitalization, found that the strategy led to a 31 percent increase in home prices in the neighborhoods targeted by the city. Comparable neighborhoods saw home prices rise just 1 percent.

Should Jefferson City develop a more aggressive approach to abandoned buildings?
We expect criticism to Jefferson City’s implementing steps similar to a plan as used in Paducah and Philadelphia. Concerns will be raised about the cost entailed with additional staff and resources, about increasing building inspections and aggressively dealing with property owners. Some will complain that public money should not be used to revitalize the city’s older neighborhoods.

However, on the positive side, investment in our community is well worth it if we see even close to an increase of 31% in home prices in Jefferson City’s older neighborhoods, like Philadelphia. Both Paducah and Philadelphia have witnessed older neighborhoods attracting home buyers and development. This has increased property taxes and generated permit and other building fees.

If aggressively addressing the problem of abandoned buildings and negligent property owners results in a 51% decrease in crime, as seen in Paducah, it is money well spent. The decrease in crime would save in the amount of city funds spent on fighting crime in our older neighborhoods and would have other significant benefits.

Adopting an aggressive approach to deal with abandoned properties will send the message that people who neglect their properties will be held accountable. This will encourage responsible individuals to invest in renovating older buildings in our older neighborhoods. People who own and responsibly maintain buildings in our older neighborhoods will be more inclined to stay. This approach will potentially attract buyers to the older neighborhoods and could even result in home prices increasing, as they have in Philadelphia.

Where do we look next?
At the beginning of this article as in previous newsletters, we pointed to successes in Jefferson City’s older neighborhoods, showing that the city is capable of improving the historic, older sections of Jefferson City. But we must acknowledge that our abandoned property ordinance is not strong enough. Owners of properties on the abandoned property registry are charged a $44 fee to be registered as an abandoned building, and a $32 monthly fee for as long as the building is on the registry. Whether the city will ever collect these fees is questionable. Philadelphia fines abandoned property owners $300 a day for each opening. Philadelphia is seeing results; Jefferson City is seeing boarded buildings and further decay.

City officials could find it useful to send representatives to Paducah, KY to see for themselves what Paducah has accomplished, and to talk to their city staff to learn how they put the plan into action and what benefits they are now reaping.

Our Mayor and City Council must pass ordinances that will have results. And citizens of Jefferson City must support them in this effort. When landlords show up at city council meetings to speak against necessary changes, we need to be willing to speak in favor of the changes that address the abandoned-building problem.

Call your city council representatives and share your concerns with them. Our city council members need to know they have the support of their constituents as they work to resolve the problems created by abandoned buildings in Jefferson City.

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**Demographics of Jefferson City’s “Old Town”**

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<tr>
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<th>Jefferson City</th>
<th>Old Town</th>
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<tbody>
<tr>
<td>Total Population</td>
<td>39,521</td>
<td>6,472</td>
</tr>
<tr>
<td>Total Households</td>
<td>15,870</td>
<td>2,418</td>
</tr>
<tr>
<td>Median Household Income In 1999</td>
<td>$39,628</td>
<td>$19,524</td>
</tr>
<tr>
<td>Households with Public Assistance Income</td>
<td>3.1%</td>
<td>9%</td>
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<tr>
<td>Renter Occupied Housing</td>
<td>41.2%</td>
<td>73%</td>
</tr>
<tr>
<td>Median Value of Owner Occupied Housing</td>
<td>$97,700</td>
<td>$49,800</td>
</tr>
<tr>
<td>1-Person Households</td>
<td>36.2%</td>
<td>53%</td>
</tr>
<tr>
<td>Median Year Structure Built</td>
<td>1968</td>
<td>1947-48</td>
</tr>
</tbody>
</table>

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*Numbers taken from 2000 census data
Located in the historic Munichburg neighborhood, this stately Victorian Second Empire house known locally as the “Bockrath House” was in a sad state of deterioration. That is until Nathan Runyan and Matt Winingear, owners of Professional Building Restoration LLC bought it and took an interest in its restoration. The Bockrath House was built circa 1890 and is on the National Register of Historic Places. Where it once detracted from the neighborhood, it now enhances it and has become part of the steady rebirth of this grand old German neighborhood.

The Golden Hammer award makes it’s way back to the 700 block on E. High and owners Michel and Donna Deetz. Continuing with their vision for this block they have renovated two more properties. “We are making the East End a different place to live,” Donna said in an interview with News Tribune reporter, Michelle Brooks. Built to last in the 1880s, these sturdy limestone and brick properties are good examples of the early influences of German immigrant builders.

Local business woman Debbie Brown has done it again! After playing a major role in bringing life back to the 300 block of Ash Street and receiving a Golden Hammer award for two properties there, she turned the corner on E. McCarty and decided this charming German vernacular needed to be saved also. We thank her!
Vicki Schildmeyer

Why did you join HCJ?
We learned about HCJ from Dick & MaryAnn Caplinger shortly after coming to Jefferson City. I’m interested in historic preservation, especially restoration and adaption for re-use, so it was a natural interest. I also volunteered with DJ Nash at the State Archives and she recommended HCJ.

What do you like best about being a member of HCJ?
I like the newsletter. It’s a great source of interesting local history (much of which is “new” to me having only lived here since 2005). Members can really choose the level of involvement that fits their schedule at the time.

Do you have a favorite HCJ program or activity?
I’ve always found the annual meeting interesting and fun. The history program is outstanding, the “organizational” stuff is informative and efficiently handled, and there’s time to socialize, too – it’s a great combination! There’s food – what’s not to like?

Do you think we have made progress in Jefferson City on historic preservation? Yes, there’s been progress. Look at the Golden Hammer winners’ projects. These buildings are bright spots throughout the community. They dramatically contrast with some very unique, irreplaceable structures that still need attention. A lot more of us recognize the wasted opportunities when historic structures are not maintained. History took place right here in a place and we can still experience it.

There have been setbacks too. There was no need or benefit to demolish the Bassman House, when the City rushed and did it. There isn’t any need to demolish the historic Sheriff’s residence and Old Jail now, either.

If someone asked you the benefits of HCJ membership, what would you say? It’s been a fun way to learn more about the community. I’ve enjoyed helping get out mailings at the office. It’s always been a pleasant group. I’ve learned more about Jefferson City and made some friends, too.

What one thing might HCJ members be surprised to learn about you? I was born and raised in Idaho. My hometown is Lewiston, Idaho, across the Snake River from Clarkston, WA. Folks there mistakenly think they’re the custodians of the history of the Lewis and Clark Expedition.

Laura Ward

Why did you join HCJ?
It was due to the unfortunate loss of the Sam Cook Mansion that my world opened up to the wonderful group of Historic City of Jefferson. I wanted to try to prevent other historical structures from becoming victims of the wrecking ball.

What do you like best about being a member of HCJ?
That HCJ has become more proactive in trying to save our historical resources. I am proud to belong to a group that has taken a strong stance to preserve our history.

Do you have a favorite HCJ program or activity?
HCJ has so many wonderful events and my favorites have evolved over the years. The Golden Hammer Award program is currently my favorite because it recognizes those in the community who are working to preserve our historical buildings. We are grateful to them for what they have done and they are grateful to us for honoring them. It’s a really fun event to be a part of!

Do you think we have made progress in Jefferson City on historic preservation?
I do. We are chipping away little-by-little. There is evidence of this each time we recognize a property owner for restoring a historical property through the Golden Hammer Award program. However, there is a long way yet to go. The city’s abandoned property list is long and disheartening.

If someone asked you the benefits of HCJ membership, what would you say?
I have met so many inspiring, deeply caring people and made so many wonderful friendships. Through HCJ, I truly feel a sense of pride in preserving our historical structures for future generations.

How long have you been a member of HCJ?
I have been a member for 14 years, 2000-present.

How long have you been on the board?
I served on the Board for 8 years, as Secretary and Vice President. I am currently the organization’s Webmaster and Chair of the Golden Hammer Awards Committee.

What one thing might HCJ members be surprised to learn about you?
I’ve always had a passion for old things. As a young girl, I worked long hours at my family’s ice cream parlor, perfecting the curl on top of a soft serve ice cream cone, so I could purchase a 1966 Mustang Convertible. Even then, I felt the importance of keeping everything original. Because I left the old AM radio in it, I traveled with a “Boom Box” (1980’s terminology) in the back seat! A teenager must have her music!
2014 Heritage Month Award Winners
City Hall Ceremony—May 20

Art and Essay Contest Winners

Other winners not shown: Emily Reed, Mikayla Justice, Emma Brondel, Ann Whitworth, Kenna Tervo, Lainey Winge, Adrienne Luther, (two categories) Jim Donavon, Delaney Connor.

Above: Gregory Stockard Distinguished Service Award Winners:
Nicholas M. Monaco and Michelle Brooks

Dottie Dallmeyer Reaches 20 Year Milestone
The Force Behind the Art and Essay Contest

The Art and Essay Contest was the inspiration of Dottie Dallmeyer and her late father, Dr. Joseph Summers Jr. Dr. Summers was a physician, author and historian. Although not trained in history, it was his passion; a passion that rubbed off on his daughter. He impressed upon her that if children come to appreciate their history at a young age, they will be better stewards of our history when they are adults. What better way to engage a child in history than to make a contest of it! So every spring since 1994, Dottie has made a ritual of contacting local schools and art teachers and setting up the Art and Essay Contests. She has partnered with the Historic City of Jefferson who provided some cash prizes for the winners and with the Art Club for judges. She likes to tell the story of student Ian Pitts who won in his category every year from 6th grade to 12th and who now is an architect specializing in Historic Preservation. A success story!

Thank you, Dottie, for this service to our preservation community.
SAVE THE DATE!

Summer Social in the Park
Sunday, AUGUST 17  4 to 7 pm  McClung Park
Celebrating the Moreau Drive Neighborhood Historic District
Ice Cream, music, displays, classic cars,

Looking back    . . . . . Moving forward

Web Master—Laura Ward          Golden Hammer Awards—Laura Ward
Newsletter Editor—Jenny Smith   Social Media—Terri Rademan
Membership—Sam Bushman          Special Events—Mary Ann Hall and Tammy Boeschen
Civil War Tour — Stephen Stark   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.

Visit our Web site at www.historiccityofjefferson.org