Monday April 17, 2017 was a big night for local preservationists! After a year of many meetings, public forums, and revisions, the Rezoning and Overlay District Plan for Capitol Avenue was approved by the city council resulting in a collective sigh of relief. Relief came largely from the greater restrictions on demolitions this plan put in place within the district. Before this vote, no protections were given to prevent any demolitions associated with the current redevelopment plan directed by the Housing Authority.

Along with the hopeful signs of progress made by the City of Jefferson and the Housing Authority in addressing blight in the Historic Capitol Avenue district, there had also been simmering worry about what “progress” would look like. Would there be unchecked demolition of many of the architectural treasures by insensitive developers?

Waiting in the wings was a plan developed by the City Planning and Protective Service division to rezone the historic district and designate it a Conservation Overlay District. According to Bill No. 2016-129, Section 3.B.6 (see April 17, 2017 City Council packet), the Historic Preservation Commission (HPC) will now have authority to deny demolition applications in this area. Denials for permits could be affirmed or overruled by the City Council. Prior to this, the HPC could only make non-binding recommendations.

Besides the strengthened demolition component, the overlay plan puts in place site design and building standards for the district. In general, the regulations (see map above) will only be applicable to new construction and rehab projects on buildings. Existing buildings could be repaired and maintained in their current appearance. These guidelines address things like building offsets, fences, front-facing windows, roofs, porches, signage, lights, and other exterior architectural features. The purpose of guidelines is to keep all new construction or rehabs within historical context.

Capitol Avenue is also now zoned MU-1 allowing for small scale retail and service businesses and apartment buildings of no more than four units.
Welcome New Members

Katherine Krall
Jim & Terry Casey
Leslie Davis
Richard McIntosh/Flotron & McIntosh
Janet Hirshman
Lisa & Hugh Waggoner
Jolene Feeler
Kay Lindsey
Jack and Pat Dowd
Richard Kettenbrink (Dick Preston)
Carolyn McDowell
Jonathan and Vicki Myers
Susan Bosch

Historic City of Jefferson
2016 Board of Directors

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Historic City of Jefferson, Inc.
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Check Out HCJ’s New Website!

We are proud to show off our revamped HCJ website! This new version is much easier to navigate. On our HOME page, you’ll see big tabs about midway down to basic information, plus a section called LOCAL NEWS. Then explore the menu in the banner along the GREEN Heading bar:

EVENTS: pull up the calendar. The two upcoming events are listed on the right side bar; each event throughout the year is explained in detail by hovering over the event on the calendar.

GALLERY shows photos from past events.

RESOURCES: a wealth of information! The content includes websites for other local historical groups, how to research a building or family history, past HCJ newsletters (with an index of feature articles, addresses for local resource locations, handouts from certain past education sessions, and a listing of how to contact our civic leaders.

ABOUT US lists the HCJ Board of Directors, officers, committees, and our bylaws.

Want to renew your membership, or know of someone who would like to join? This can be done under the BECOME A MEMBER button, which also includes our printable brochure.

The menu listed in the black bar in the banner shows more specific events, programs, and related groups within HCJ. Two menu items of note:

CONTACT US for our office location and mailing address, plus to send an email (emails are still accepted at hcjprez@gmail.com).

STORE: Many of our sale items are available at local businesses. If the local outlets don’t carry an item, please request by email. We also offer items at our educational programs.

Many thanks to Dave Boeschen, who loaded the material onto the new website and continues as our new Webmaster! The final website design was handled by Firebytes LLC.

We hope you find the revised website very helpful to you. Check back often as we continue to update the site.

www.historiccityofjefferson.org

Tammy Boeschen
President, Historic City of Jefferson
One might wonder what thoughts would cross the mind of Soloman Winan’s ghost if it should waft its way through downtown Jefferson City today. He might pause at 207 East High Street and ask himself: “Could this really be the same structure that I built to house my photography studio and provide shelter for my family? Perhaps it’s the wrong building after all,” he muses, “but there are the stained glass windows my wife was determined to have at any cost. Are those the same colors she chose? The configuration of the display window has been changed. Still, the Italianate building is surely the same one—the lintels, the somewhat-altered balcony, the cornice. Yes, yes it is the very same building...after all these years!”

In these days of functional “convenience architecture,” it’s impressive how one building of good design and good structure may house many generations of families or businesses. How many mouths have been fed and how many children clothed by the industry of the occupants at 207 East High? Over the more than a hundred years of its existence, how many dollars have fueled the local economy?

Soloman Winan occupied his photographic studio at 207 E High that he built in 1884 with a construction loan of $2400. He sold it in 1895 to George Hope, his commercial neighbor on the corner of High and Madison. That transaction marked the beginning of over a century of use as a clothing store of one kind or another—a tailor shop, a hat shop, and finally, a men's clothing store. The second floor of the building has served as a home, a doctor's practice, a business college, a tailor shop, and a pot-potpourri of offices.

In 1951 Boyd Caplinger and Dick Sims bought the men's shop from Harold Remley, Sr. When Caplinger's son, Richard, returned from a tour of duty in the Marine Corps in 1952, he began to shoulder the responsibilities of all aspects of the business. Following Sims' death in 1964, Dick, as he was better known, became a full partner and soon after that he and his wife, Mary Ann, bought the entire business. Richard was a mainstay on High Street for forty-five years. In 1990, the couple began the historic rehabilitation of the structure.

When is a store not just a store? When folks dropped by to exchange ideas on the local economy, the national debt, the politics at the State House, and the cost of bacon and coffee. The store became a forum of sorts where community involvement radiated, [stories where] ducks were bagged and fish got away. In the meantime, clothes were fitted and trade and commerce continued.

Men's fashions have never been as capricious as women's designs. Even so, the days are gone when a man had several dress hats stored meticulously in their boxes on the closet shelf. Gone is the stylish walking stick, the knickers, and the leisure suits. Today's suits, sportcoats, slacks and shirts are not radically different.

When Soloman Winan stood watching the brick masons put the final touches on this store, he was, beyond a doubt, concerned solely with the urgent need to build a place to do business which would support his family. Today, his ghost would be awestruck and justly proud that an idea sparked so long ago has been functioning from that moment into the third millennium! We are indebted to him and to all those who have productively used and maintained this fine example of our Jefferson City's architectural history.

MaryAnn Caplinger
September 4, 1998
The Lafayette Street corridor and adjoining streets had been filled block after block with historical homes and businesses making up a thriving African American community and culture in Jefferson City. Most buildings have now been destroyed by “urban progress.” As stated by Toni Prawl (HCJ “Yesterday & Today” Feb 2015), this neighborhood known as the “Foot” housed “the heart and soul of the black community.”

In the 1960s era, the “Foot” was viewed by local government as a slum, thereby implementing the Campus View Urban Renewal Project to make way for the Rex Whittion Expressway. The only remaining structures in the “Foot” now are the Jefferson City Community Center on the corner of Lafayette and Dunklin, the Lincoln University Hilltop Campus Historic District, (now listed on the National Register of Historic Places), and the Ross Clinic at 500 Lafayette. A more detailed history given by Gary Kremer of this neighborhood’s demise can be read in the February 2013 HCJ newsletter.

Three similar brick foursquare homes built in 1910 in the 400 block of East Lafayette were homes to three well-known LU professors. This mid-west housing style of a utilitarian design was most popular in the first three decades of the 20th century because of the abundance of mass-produced materials. The two and a half-story structure had a nearly square perimeter plan containing 3-4 rooms on each floor with attic dormers. The central hallways and full front porches are common to these classic four-squares.

Beginning in the mid-1940s, the brick house at 407 Lafayette served as the home of Professor James Howell Seeney, his wife Ardis and son Charles. Professor Seeney had been the long-time principal of the Lincoln University Laboratory School as well as chair of the education and psychology departments, having taught at Lincoln for some thirty-five years. Notably, he was the first African American to receive a doctorate of education degree in 1956 from the University of Missouri.

Neighbors to Professor Seeney at 409 Lafayette were Professor of Agriculture Arthur Hammons and wife Marcia Hammons, professor of Home Economics. Marcia still resided in this house as late as 1982, according to Gary Kremer.

The third four-square brick at 411 Lafayette, now located next to Quinn Chapel, has been known as the Blue House, the longtime home of Professor Cecil Archibald Blue and his wife Barbara. Professor Blue, having graduated from Harvard University in 1926, became known as a Harlem Renaissance writer in 1927, winning awards for his writings, particularly the short story “The Flyer,” reprinted in Sterling Brown’s classic collection of Harlem Renaissance writings The Negro Caravan. Blue began teaching at Lincoln University in 1928, moving into the four-square residence on Lafayette in the early 1940s after his marriage. He held this position as instructor of English at Lincoln University until his retirement in 1973.

Lincoln Institute was later transformed into Lincoln University in 1921 when the school began recruiting African Americans from Ivy League universities, thereby becoming known as the “black Harvard of the Midwest.” Two early recruits from Harvard were professors Cecil Blue and Sterling Brown (1901-1989). Professor Brown, Renaissance poet and professor of literature, was also living at 411 Lafayette, the Blue House, during his residency at Lincoln 1926-1928. His roster of distinguished students at Howard University included writers Toni Morrison, Paula Giddings, and Amiri Baraka. He achieved the highest accolades during his writing and teaching career as the
father of Afro-American literary criticism as editor of "The Negro Caravan," the first comprehensive anthology of African American writing.

Although now destroyed in urban renewal, the "Monastery" at 504 Lafayette was vital to African American culture in Jefferson City. During the 1930s, bachelors Professor Blue and Lorenzo Johnston Greene, called the "Color Boys," created the Monastery as a popular stopover for African American intellectuals visiting the city during segregation. Gary Kremer, to whom we are indebted for his prolific research centering on the African American culture/neighborhoods in the capital city, credits Greene as one of the country's pioneer writers of African American history with classic work *The Negro in Colonial New England* (1943), written while Greene lived at 504 Lafayette.

711, 713, and 715 E. Miller, were also popular boarding houses for Lincoln University professors a block off of Lafayette, where other Lincoln University professors congregated during the 1920s and 30s. Boarders at both locations included historian Lorenzo J. Greene, poet Sterling Brown, intellectual Cecil Blue, and Professors A. A. Kildare, Booker T. McGraw, and Walter Talbot. Unfortunately, these structures no longer exist.

Still standing at 500 Lafayette Street is the former home and office of Dr. William Ross, D.O. The restored home is isolated on the corner of E. Miller, hemmed in by the new Hwy 50 interchange. An African American physician, Dr. Ross served the community for fifty-three years as a family practitioner and as director of Lincoln University health services from 1960-1982. HCJ member Henry Gensky recalls Dr. Ross's proud reminiscences of his taking part in the historic 1962 Selma to Montgomery march with Martin Luther King. Serving as president of the local NAACP for thirty-five years, Dr. Ross was instrumental in integration of numerous facilities and establishments in central Missouri. Dr. Ross passed away in his nineties in 2007 in Jefferson City.

Several homes to LU professors on the west side of Lafayette built in 1900 are apparently slated for demolition summer 2017. 408 Lafayette was the home of Mary Louise Edwards, LU instructor in mathematics in the 1950s. 410 Lafayette housed the family of Clyde Minor, professor and head of the sociology department in 1957. The home at 412 Lafayette on corner of School Street appears to be updated at this time; its history is not available.

Missing from the block due to demolition are 413 Lafayette, residence of Dr. Thomas D. Pawley III, a well-known playwright, dean, and popular professor of speech and theatre at LU. Also razed are 417 Lafayette, home to Professor Alan T. Busby, assistant professor of animal husbandry in mid-1950s; and 421 Lafayette, office and residence of Dr. Reginald Richardson, one of the city's earliest African American family physicians and LU student physician in the 1950s.

We have a narrow window of time to save the remaining historical homes on Lafayette before the wrecking ball advances down the street. These were important homes to the most accomplished black intellectuals serving as professors at Lincoln University. Many more remain to be researched in the adjoining blocks of E. McCarty, Cherry, and E. Miller Streets. These buildings of the past Matter, as Gary Kremer states, because "the place is a location of experience" (*Missouri’s Black Historic Sites* 1982). And the experiences of a place called Lafayette remain today in the memories, in the family traditions and customs of the former inhabitants and business owners handed down to the current generations. But most important, the integrity and history of Lafayette, especially the "Foot," must remain as a "tangible link to the black past."

**City Wants A Park in This Area**

This area bounded by Lafayette, E. McCarty, Wears Creek and E. Miller was declared a flood plain in 2012, leading to sky-high insurance rates for property owners and restrictions on building. As if this weren’t enough of a blow, the City, following a 2004 plan developed by the Central Eastside Neighborhood, began acquiring properties in this area with the intent to raze them and turn the area into a park. Currently they own five houses, and are poised to raze two of these soon. The problem is that this plan could take 20-30 years while houses deteriorate, incentives to improve properties disappear, and property values plummet. For many years, this important cultural area would become a blighted eye-sore in a highly visible area—just below the freeway and two blocks east of city hall.

Beleaguered residents of the 25 houses in the area have banded together urging the City to back off this plan to demolish their neighborhood. Plans are underway to nominate the area for the National Register of Historic Places.
Bright red poppies, vintage recruitment posters, photo displays, war artifacts, reenactors; it was all on display as HCJ commemorated the United States entry into World War I at its Annual Dinner Meeting March 19 at McClung Park. April 6, 2017 marked the 100th anniversary of this historic event. There was much to take in for the near record crowd. Co-chairs Jeanette Dulle and Kay Martellaro directed this effort like a well-oiled machine and Jane Beetem’s decorating expertise turned the hall into a World War I living museum.

After a dinner provided by Argyle Catering, awards were presented and new officers elected. The Volunteer of the Year Award was presented to Connie Hubble who can always be counted on for help with so many HCJ events. The Preservation Pioneer Award went to Dick Caplinger and his late wife Mary Ann. The Caplingers were a large part of the early historic preservation efforts in Jefferson City that included the formation of the Historic City of Jefferson Inc. in 1983.

President Tammy Boeschen thanked outgoing Board Members Janet Maurer, Sue Higgins, Sally Morrow, Katherine Owens, Terri Rademan and Theresa McClellan and congratulated newly elected Board Members Jeanette Dulle, Janet Gallaher, David Griffith, and Lauren Lewis.

The highlight of the evening was the keynote speaker, author and historian Jeremy Amick, giving the audience a close-up and personal view of the involvement of Cole county citizens who served in World War I.
April 6, 1917
United States entered World War I

Many Thanks to our Exhibitors

Pete Oetting and Re-enactors—WWI artifacts and uniforms
Denzil Heaney, Administrator, Gen. John Pershing State Historic Site
Charles Mahon and Jane Beetem—Missouri Military Museum Photo display
Steve Veile—Personal family WWI display
Nancy Thompson—City Cemetery Display
Karen Enloe—WWI Quilt
John Mathews and Mark Schreiber—Red Cross display
Katie Owens and Janet Maurer—Capitol Capstone/Cornerstone Poster
Laura Ward and Janet Maurer—Golden Hammer Posters
Jenny Smith—Capitol Avenue Posters
Janet Maurer—Thomas Lawson Price and Awards Poster

Below: Steve Veile (center) displays his grandfather's World War I memorabilia that included his uniform. Darryl Hubble (left) and Sam Bushman (right).

Above: Lois and Chuck Lahmeyer

Above: Joann Steinmetz (left) with Anna Knaebel
Vote on Demolition Ordinance Delayed Once Again

HCJ began devising a Historic Preservation Ordinance in September, 2014, a revision of Article III. Demolition or Removal of Buildings in the current city code. 18 months ago this draft was turned over to the Historic Preservation Commission (HPC) for review, and now the final revision has been stalled yet again. Currently, there are no binding restrictions on demolitions. On the rare occasion that the HPC recommends denial of a demolition application, nothing is done to stop the building’s demise. The final proposal would notify the public about the proposed demolition (similar to current zoning change notification), give the HPC the authority to deny a demolition request with appeal available thru the City Council, and raise the penalty for demolitions that don’t abide by the current process. Public comments submitted by April 12 showed overwhelming support for this revised ordinance. The main push-back against the ordinance has been the local Board of Realtors. At their April 20 meeting, the Public Works and Planning Commission (PWPC) recommended a work session be held for the City Council members before the PWPC makes their final vote.

Re-cap of First of Four Presentations: How to Rehab - and Skip the Pain

Part 1 presented on February 16

From basements to attics and service boxes to termite tunnels, Jane Beetem presented a thorough checklist of tips for buying an old fixer-upper. This was the first in a series of four talks sponsored by Historic City of Jefferson aimed at helping potential or even experienced re-habbers find the resources they may need to make the undertaking a little easier.

Jane brings to this talk many years of experience in the historic preservation field, both professional and personal. She is retired from the Missouri State Historic Preservation Office and before that she was an environmental policy analyst. You will find her name on many area nominations for placement on the National Register of Historic Places (NRHP). On the personal side, she is a “serial” re-habber with her husband, Jon. She is most proud of their renovated historic home setting high on a hill in Jefferson City’s Old Town, in an area known as “Hobo Hill.” It is, in fact, located in a district that is listed in the NRHP, one of the nominations written by Jane.

Reality Check

Preliminary to purchasing a fixer-upper, Jane cautioned buyers to do some soul-searching; What are your skills and resources? What is your tolerance for discomfort? And ultimately, how strong is your marriage? Seriously! It could be a strain on the best of relationships.

Finding the Fixer-upper right for you

Next, is to comb realtor listings, foreclosures, for-sale-by-owner listings, vacant or abandoned properties, etc. to find that “diamond-in-the-rough.” Arrange to inspect these prospective “gems” armed with a flashlight, camera, tape measure, notebook, ice pick (for termite tunnels), and maybe binoculars and a ladder.

Inspection nitty-grittys– Do Your Homework!

From the basement up to the attic, inside and out, be prepared to spend the time necessary to assess the roof, chimneys, porches, HVAC, floors, walls, trim, doors, windows, electrical, plumbing, foundation and many more things. Jane’s complete inspection list can be found on the HCJ website; www.historicityofjefferson.org. There are also tips on sealing the deal, financing, and available grants and tax credits with a list of resources.

Part 2—May 18 “What Do We Do Now that We’ve Bought Our Old House?”
Part 3—August 17 “Will This Project Ever End!”
Part 4—November 16 “Showing off My Finished House”

Jane Beetem delivered the first in a series of four presentations on rehabbing an old house, February 16 at Schepper’s Distributing. Part 2 is May 18.
Dave and Cathy Bordner hosted the TLP dinner meeting at their home at 718 E. Capitol Ave. Above: President Tammy Boeschen directs the meeting. Below: Members enjoy meal provided by the Borders.

Above far right: Tom Scheppers standing next to his building at 100 Lafayette that was open for tours. MSP is in backdrop. Below left: The tour was in conjunction with the architectural design projects by University of Missouri students posing with their professor, Laura Cole (far left). Below right: Tour and displays were followed by a talk by Dr. Gary Kremer on “Prison Labor in the First Century of MSP.”

Jim Kreider rocked the crowd at Missouri River Regional Library with his amazing likeness to our 26th president, Theodore (Teddy) Roosevelt. We forget how much we owe to Teddy! ... The Bully pulpit, Teddy Bear, the “white” house, Trust busting, Conservation, Panama Canal ……the list goes on.
SAVE THE DATE!

Thursday May 18th, 2017
How to Re-Hab and Skip the Pain— Part 2
What do We do Now that We’ve Bought Our Old House?
6:30 PM Schepper’s Distributing—2300 St. Mary’s Blvd

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
History and Documentation - Katherine Owens
Finance - Tim Morrow
Web Master– Dave Boeschen

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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