

CERTIFIED LOCAL GOVERNMENT PROGRAM
ANNUAL REPORT

City Of Jefferson

Historic Preservation Commission Activities

October 1, 2014 through September 30, 2015

Prepared by

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For submission to
Missouri Department of Natural Resources
State Historic Preservation Office
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Certified Local Government Program Annual Report

1. Introduction:

Please attach a paragraph including the date of certification, a brief history of City and Commission activities from the date of certification; a brief summary of anticipated preservation activities; and an evaluation of the effectiveness of participation in the CLG program.

The City of Jefferson was officially certified by the National Park Service on August 26, 2004. During the early years of being a CLG, the Commission recognized many challenges facing the community in the area of historic preservation. The commission has worked to play a pro-active role in the community in the hopes of preventing the need to react to negative situations, such as the demolition of important structures. The commission developed a Preservation Plan, and continues to work on the goals outlined in the plan.

During 2015, the City of Jefferson Historic Preservation Commission (CJHPC) reviewed seventeen (17) demolition applications and fourteen (14) section 106 reviews for federally funded projects. Compared to 2014 demolition applications are up from six (6); while Section 106 Reviews are down from twenty (20). The increased number of demolition applications may be associated with the vacant/abandoned registry and enforcement.

Future activities of the CJHPC will focus on continuing to accomplish goals identified in the Preservation Plan. During the coming year the commission will focus on Historic City of Jefferson's proposed demolition ordinance, Capital Ave Overlay District & East High Street Overlay District and celebrating 50 years of the National Historic Preservation Act of 1966.

2. Historic Preservation Commission Membership:

List Commission members, dates of appointment and expiration, and, as applicable, professionals in a preservation related field such as historical architect, architectural historian, or others as defined in 36 CFR 61.

Member Name	Appointed	Expires	Preservation Related Field (as applicable)
Ed Meyers (Chairman)	10/11	12/15	Active Citizen
Bill Case (Vice Chairman)	12/10	12/15	Active Citizen
Mary Schantz (Secretary)	06/13	12/15	Active Citizen
Brent Hemphill	08/13	12/16	Active Citizen
Art Hernandez	02/12	02/16	Active Citizen (Lawyer)
Sarah Hoeller	09/15	12/15	Active Citizen
Kevin Kelly	12/14	12/17	Active Citizen (Civil Engineer)
Artie Langston	05/09	12/14	Active Citizen
Jane Moore	12/12	12/15	Active Citizen
Terri Rademan	05/15	12/17	Active Citizen
Douglas Record	05/13	12/16	Registered Architect
Mark Schreiber	02/14	12/17	Historian

3. Scheduled Meetings Held and Attendance:

MEMBER NAME	Oct 14	Nov 18	Dec 9	Jan 13	Feb 10	Mar 10	Apr 14	May 12	Jun 29	Jul 14	Aug 11	Sept 17
Ed Meyers (Chairman)	X	X	Cancelled	X	X	X	-	X	-	Cancelled		
Bill Case (Vice Chair)	X	X	Cancelled	X	X	X	X	X	X	Cancelled	X	X
Mary Schantz (Secretary)	-	X	Cancelled	X	X	-	X	X	X	Cancelled	X	X
Brent Hemphill	X	X	Cancelled	-	X	-	X	-	-	Cancelled	X	-
Art Hernandez	X	-	Cancelled	X	X	X	X	X	X	Cancelled	-	X
Sarah Hoeller												X
Kevin Kelly				X	X	X	X	X	X	Cancelled	X	X
Artie Langston	X	-	Cancelled									
Jane Moore	X	X	Cancelled	X	X	X	X	-	-	Cancelled	-	X
Terri Rademan									X	Cancelled	X	X
Douglas Record	X	-	Cancelled	X	X	-	X	-	X	Cancelled	-	X
Mark Schreiber	X	X	Cancelled	X	-	X	X					

- December 2014 - Artie Langston term ended
- January 2015 – Kevin Kelly appointed full term
- April 2015 – Mark Schreiber resigned; elected to Council
- May 2015 – Terri Rademan appointed to partial term
- August 2015 – Ed Meyers resigned
- September 2015 – Sarah Hoeller appointed partial term

4. Subcommittees and Study Groups:

Describe the purpose of any subcommittees appointed and the topics under study.

Historic City of Jefferson Proposed Demolition Ordinance – Historic City of Jefferson (HCJ), a local preservation organization, submitted a revised demolition ordinance in November 2014. Ordinance will create a class of protected property and expands the definition of Landmark Property. HCJ’s revised Ordinance would change the current process that a property owner must go through for a decision to be made to allow demolition. The new process will expand the role for the Historic Preservation Commission and would give the Commission authority, based on findings, to make a recommendation to the Board of Adjustment, where the final decision is made. In January 2015, a special meeting was held by CJHPC to review the proposed changes. Members of the public expressed concerns of the proposed HCJ demolition ordinance; therefore the topic was tabled as HCJ wanted to take into consideration comments received during the meeting.

In August 2015, HCJ indicated that their version of the demolition ordinance was revised based on meetings with interested organizations from the public. The revised ordinance consists of requiring property owner to provide photos, development plan, and cost/value analysis; providing CJHPC a 90 day comment period, if denied the demolition application may go before City Council as a public hearing, if denied by City Council the property owner may take the issue up with Circuit Court. As of September 30, 2015, the proposed HCJ demolition ordinance is still undergoing a review process by CJHPC.

Missouri State Penitentiary (MSP) –

Pursuant to the Programmatic Agreement between the Office of Administration, Cole County, the City of Jefferson, SHPO, ACHP and the MSP Redevelopment Commission a preparation of a nomination for the MSP Property to be listed on the National Historic Registry was to be completed as part of State of Missouri, Community Development Block Grant funding. Nomination was prepared by consultant, Louis and Berger Group. The draft national register nomination was submitted to the HPC in April 2015. The application is to be reviewed and commented on by the HCP as part of a partnership between SHPO and a Certified Local Government (CLG). The draft nomination was scheduled before the MO Advisory Council on Historic Preservation on May 15, 2015, in Joplin, MO. Unfortunately, a few days prior to the ACHP meeting the MSP draft nomination was pulled off the agenda per the Office of Administration’s request (MSP property owner).

The City worked with Office of Administration and reduced the boundaries to match what was included in the Redevelopment Master Plan from 2004. The new draft nomination was submitted to SHPO on or around July 31, 2015. The HPC reviewed the nomination in September 2015 meeting. The review of the nomination was tabled until the October 2015 meeting as HPC members wanted more time to review the boundary line revisions. Prior to the October meeting, SHPO rejected the nomination citing the nomination in its current form did not meet National Park Services guidelines.

Façade Committee – Jane Moore and Arturo Hernandez are members of the City’s Façade Committee. The purpose of the committee is to review applications and provide input for the City funded Neighborhood Reinvestment Act Part II - Commercial Old Town Façade Improvement Tax Reimbursement Program and Rental Façade Improvement Program. The Commercial program provides tax incentives from 3-5 years of their total property tax up to \$3,000 for façade renovations. And the Rental Façade program helps landlords with rental residential properties by paying for 50% of the cost of improvements to façades of eligible buildings, up to \$5,000 per unit with a maximum of \$10,000. The program guidelines requires that the exterior improvements must be consistent with the appearance of the building as originally constructed; consistent with the appearance of other buildings in the vicinity as originally constructed in JC at the same time or prior to 1959; and/or consistent with the present appearance of other buildings on the same block which were constructed at approximately the same time. Additional program requirements can be viewed at www.jeffersoncitymo.gov/government/redevelopment_and_grants/index.php. During 2015, the façade committee met three times and approved four applications. All properties are located in the [Old Town Revitalization Area](#).

Abandoned/Vacant Buildings – During the program year the abandoned/vacant buildings continued to be a big topic for the historic preservation groups. The issue of abandoned/vacant buildings is not something that happened overnight. Instead the issue has slowly grown over the years and was brought to light in 2014. In 2012, the City implemented the Abandoned Building Registration program with identification and nomination of 107 properties, including 21 properties owned by one individual.

“Abandoned structured” means any building, including an accessory building, which 1) has been unoccupied for a period of at least ninety (90) consecutive days; and 2) also meets at least two of the following conditions:

- (1) is not secured; or
- (2) is fire damaged to an extent which prohibits safe human occupancy; or
- (3) is the site of loitering or vagrancy; or
- (4) demonstrates a lack of property maintenance and upkeep as evidenced by one or more violations of the City Code; or

- (5) has been boarded up for at least ninety (90) days; or
- (6) has taxes in arrears to the City for a period of time exceeding 365 days; or
- (7) has water and/or electricity that has been disconnected; or
- (8) is structurally unsound; or
- (9) is a potential hazard or danger to persons.

Property owners are required to complete an “Abandoned Buildings Registration” form and pay a \$150.00 registration fee. Then the owner must pay \$40 per month that the property remains on the abandoned/vacant buildings list.

The Abandoned Building program has reduced the number of buildings meeting the definition of “abandoned” over the past three years of implementation, as of 2014 forty-five (45) buildings have been removed from the list. This represents one-third of the buildings identified as meeting the definition of abandoned.

Old County Jail and Sheriff’s Residence – As reported in 2014 CLG Report, the Old County Jail and Sheriff’s Residence was in danger of being demolished by Cole County Government citing the need for additional court room space. The Old County Jail Sheriff’s Residence was listed on the National Register of Historic Places in 1972. In 2010, the CJHPC named the property a local Landmark. The Missouri Preservation Alliance added the property to its Most Endangered Historic Places List in 2014. CJHPC sent correspondence and testified during County Commission meetings supporting rehabilitation of the property. January 2015, new Presiding Commissioner was elected, and since that time the issue of demolition of the structures has not been brought up.

HUD Stakeholder Meetings - Jefferson City was selected by HUD as one of two cities in Missouri having great potential to identify multiple locally-driven community development goals and projects, focus on resources on issue resolution, and develop an action plan that leverages federal resources with local partnerships, philanthropy and investments. Meetings were held on February 24, April 30, and September 25, 2014.

Individuals participating in the focus groups either volunteered or were nominated to continue the conversations with HUD regarding possible local redevelopment projects that would promote economic development, location-efficient communities and regional planning efforts. Participation from local stakeholders included Old Town Revitalization Company, Chamber of Commerce, Jefferson City Area Board of Realtors, Home Builders Association, Jeff Tran, Independent Living Resource Center, Historic City of Jefferson and Ed Meyers with City of Jefferson Historic Preservation Commission Meeting.

5. Commission Activities:

a. Local Landmarks Designated:

List property names and addresses for locally designated landmarks. Indicate if the property was identified and evaluated as part of an HPF funded project or as part of a local project. Attach copies of nomination reports, ordinances designating individual landmarks and design review guidelines, if this information has not been previously submitted to the SHPO, otherwise, reference the date of transmittal. Summarize the process leading to nomination and designation; or nomination and veto of designation as a landmark. Indicate if the landmark is or will be considered for nomination to the National Register of Historic Places.

The following property was designated as Landmarks by Ordinance No. 15387 on April 20, 2015

Property	Address	HPF Project/Local
Broadway School	230 West Dunklin Street	Local

The Landmark Award is an honorary designation and is made by the City of Jefferson's Historic Preservation Commission (CJHPC) which recognizes a property's historic significance and contribution to the community. The Commission has awarded Landmark Awards since 1994. In May of each year during the City's Preservation Week activities, the awards are presented to the owners, along with Distinguished Landmark plaques for permanent display on the buildings or properties.

Applications are submitted by the property owner. The review process evaluates the applications by the following criteria:

- The historic, architectural or cultural significance of the property, as those terms are defined under the City's preservation ordinance.
- The location of the property, including the overall historical context of the area and the property's contribution to the area and surrounding properties.
- The historic architectural integrity of the property, including whether efforts have been made to preserve or restore the property.
- Whether the property is endangered.

Final selection of the awardees usually occurs at the March meeting. Each property is then designated by the City Council, by ordinance. The mayor then presents the Landmark Awards and Designated Landmark plaques to the property owners at the Preservation Week Awards Ceremony.

After a landmark or historic district is designated by ordinance, each application for building permit within the area so designated shall be referred to the CJHPC for review at a regularly scheduled CJHPC meeting. This process is only intended as an opportunity for the CJHPC to advise property owners with means and methods of historic preservation.

Properties that have received the Landmark Award represent the full range of Jefferson City's heritage and architectural style. A complete list of winners of the City of Jefferson's Landmark Award, from 1993 to the present, can be found on the CJHPC's web page: http://www.jeffersoncitymo.gov/live_play/history_heritage/landmark_awards.php. The properties include government properties, educational institutions, residences, retail stores, manufacturing properties, houses of worship, cemeteries, a former fire station and freestanding monuments. Some have been restored to their original use. Others have been restored and put to new uses. Some are part of the State's park system. Others have not been restored or preserved. Whatever their condition or use, the Commission truly appreciates the willingness of the individual property owners to allow their properties to be recognized for the historic and architectural contribution they make to our community.

b. Local Districts Designated:

List names of locally designated districts and indicate the type of district (i.e. commercial, residential, etc.) Indicate if the property was identified and evaluated as part of an HPF funded project or as part of a local project. Attach copies of nomination reports, ordinances designating local districts and design review guidelines, if this information has not been previously submitted to the SHPO, otherwise, reference the date of transmittal. Summarize the process leading to nomination and designation; or nomination and veto of designation as a historic district. Indicate if the historic district is or will be considered for nomination to the National Register of Historic Places.

District Name	Type of District	HPF Project/Local
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No local districts were designated during the report period.

c. National Register of Historic Places:

List the dates, property or district and the recommendation or decision for each property considered for listing in the National Register of Historic Places. Provide a summary of the commission meeting minutes in which the nomination of individual properties and districts was discussed and voted upon. Identify the consultant who prepared the nomination, or the party responsible for preparation.

Date	Property/District	Recommendation/Decision
04/14/2015	Missouri State Penitentiary District, Consultant Louis and Berger Group, Inc.	Recommended for approval by CJHPC, placed on ACHP May 15, 2015 agenda. The nomination was removed from the agenda on May 12, 2015, at request of Office of Administration, public property owner.
09/17/2015	Missouri State Penitentiary District, Reduced Boundaries per request of Office of Administration, Consultant Louis and Berger Group, Inc.	Tabled by CJHPC for further review due to reduced boundaries based MSP Redevelopment Master Plan. SHPO letter dated October 9, 2015, noted latest draft did not follow National Park Service guidance and was not scheduled for November 6, 2015 MOACHP Meeting.

d. Cases Reviewed and Decisions Reached:

Include a brief discussion of the commission's review responsibilities. Otherwise, this information may be presented in summary form as follows:

According to Code Section 8-32 any application for demolition or removal shall be subject to a sixty (60) day review period by the CJHPC, except any application made to demolish or remove any building, structure or humanly constructed object built less than fifty (50) years prior to the date of application, which shall have been determined to have no historic or architectural significance by the Department of Planning and Protective Services under the criteria set out in paragraph C. Any recommendation by the CJHPC shall be advisory only. Nothing in this section shall be construed so as to prohibit the building commissioner from acting under any emergency provisions of Chapter 8 of the Code of the City of Jefferson, Missouri. (Ord. No. 12941, §1, 6-21-99; Ord. No. 13106, §1, 9-5-2000)

The following properties applied for demolition application:

Date	Property/Address	Recommendation and Decisions
11/18/14	111 N Johnson St	Recommended Approval
01/13/15	305 Vetter Ln	Recommended Approval
01/13/15	1100 Monroe St	Recommended Approval
02/10/15	505 Missouri Blvd	Recommended Approval
02/10/15	511 Missouri Blvd	Recommended Approval
02/10/15	1303 Monroe St	Recommended Approval
02/10/15	1304 Monroe St	Recommended Approval
02/10/15	1309 Monroe St	Recommended Approval
05/12/15	1405 E High St	Recommended Approval
06/29/15	516 Boonville Rd	Recommended Approval
06/29/15	311 Lafayette St	Recommended Approval
06/29/15	315 Lafayette St	Recommended Approval
06/29/15	323 Lafayette St	Recommended Approval
06/29/15	707 E McCarty St	Recommended Approval
08/11/15	213 Fulkerson	Recommended Approval
08/11/15	1405 E High St	Recommended Approval
08/11/15	1130 E Dunklin St	Recommended Approval

SECTION 106 REVIEWS – The following properties were reviewed as part of consultation process for properties that may be assisted with federal funding such as Community Development Block Grant.

Date	Property/Address	Recommendation and Decisions
01/13/15	1020 E High St	No Adverse Effects
01/13/15	Verizon Communications Tower	Adverse Effects
11/12/13	Marshall Street Sidewalk Improvements	No Adverse Effects
01/14/14	217 Ridgeway	No Adverse Effects
05/12/15	1405 E High St	No Adverse Effects
05/12/15	819 Western Air	No Adverse Effects
06/29/15	500 E Ashley St	No Adverse Effects
06/29/15	118 N Polk St	No Adverse Effects
08/11/15	1130 E Dunklin St	No Adverse Effects
08/11/15	412 Cherry St	No Adverse Effects
08/11/15	712 Monroe St	No Adverse Effects
08/11/15	903 Montana St	No Adverse Effects
08/11/15	413 Lark St	No Adverse Effects
09/17/15	1128 Madeline	No Adverse Effects

e. Training and Conferences:

List the training seminars and conferences, and the commission members who attended, as well as resource persons presenting workshops or other special information to the commission.

Date	Location	Description of Event and Commissioners Attending
11/20/2014	Convention & Visitor's Bureau	Heritage Council - Members from Historic Jefferson City; HJC Foundation; Cole County Historical Society, etc all met to discuss ways that the groups can work together on local issues. Ed Meyers CJHPC Chair and Bill Case CJHPC Vice Chair attended the meeting.
05/07/2015	City Hall	Heritage Council - Members from Historic Jefferson City; HJC Foundation; Cole County Historical Society, etc all met to discuss ways that the groups can work together on local issues. Jayme Abbott, Neighborhood Services Coordinator; Bill Case CJHPC Vice Chair and Mary Schantz Secretary attended the meeting.
04/17/2015	Lewis & Clark DNR Office Bldg	2014 Missouri Certified Local Government Forum – Janice McMillan, Director, Jayme Abbott, Neighborhood Services Coordinator, Art Hernandez & Doug Record, CJHPC Members attended.
08/26/2015	City Hall	Heritage Council - Members from Historic Jefferson City; HJC Foundation; Cole County Historical Society, etc all met to discuss ways that the groups can work together on local issues. Mary Schantz Secretary attended the meeting.

f. Public Education and Outreach:

Public education and outreach may include neighborhood informational meetings; special events; house tours; and other activities designed to involve and educate the public in preservation. Attach copies of news releases, news articles, flyers announcing events; etc., if not previously submitted to the SHPO.

Date	Description of Event
5/28/2015	Heritage Week Activities
5/28/2015	2015 Local Landmark Designations Award Ceremony
5/28/2015	Greg Stockard Distinguished Service Award Presentation – Cathy Bordner
5/28/2015	Heritage Essay Contest
5/28/2015	Heritage Art Contest

6. Comprehensive Preservation Plan/Preservation Component to City Masterplan:

This may be addressed by a brief discussion of any revisions that have been made to the comprehensive plan submitted as part of the certification request, or submit a copy of the revised document if not previously submitted to the SHPO.

There were no revisions made to the comprehensive plan during the report period

7. Historic Properties Inventory:

Identify all individual properties that have been added to the historic properties inventory, either as individually or as components of a district. Indicate if the properties were identified as a local project or as part of a HPF grants project.

Property	Address	Property Type	Local/HPF
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There were no new properties added to the historic properties inventory during the report period.