

NOTICE OF SPECIAL MEETING AND TENTATIVE AGENDAⁱ



City of Jefferson Historic Preservation Commission Thursday, November 12, 2015 ~ 5:30 p.m.

City Annex, 427 Monroe Street, Jefferson City, Missouri
Multipurpose Room

AMENDED TENTATIVE AGENDA

1. Call to Order and Roll Call
2. Approval of Agenda (as printed or amended)
3. Approval of Minutes for the September 17, 2015, Special Meeting
4. Old Business
 - a. Historic City of Jefferson Proposed Demolition Ordinance
Steve Veile, past president of Historic City of Jefferson
Paul Graham, HCJ attorney
Cathy Bordner, HCJ member
Tammy Boesch, president of Historic City of Jefferson
5. Demolition Application
 - a. 806 Jefferson St
 - b. 623 – 625 W McCarty St
 - c. 1119 Jefferson St
 - d. 1108 Oak St
 - e. 1110 Oak St
 - f. 1112 Oak St
 - g. 1114 Oak St
 - h. 1120 Oak St
6. HPC Business
 - a. CLG Report
 - b. Adoption of 2016 Calendar
 - c. Election of Officers
7. Dates to Remember
 - a. Next Meeting January 12, 2016
8. Adjournment

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.
Please call 573-634-6410 for information regarding agenda items

City of Jefferson Historic Preservation Commission Minutes
Thursday, September 17, 2015
Council Chambers – John G. Christy Municipal Building
320 E. McCarty

COMMISSION MEMBERS PRESENT

Bill Case
Mary Schantz
Kevin Kelly
Terri Rademan
Jane Moore
Art Hernandez
Doug Record
Sarah Hoeller

ATTENDANCE RECORD

8 of 8
7 of 8
8 of 8
3 of 8
6 of 8
7 of 8
6 of 8
1 of 8

Commission Members Absent

Brent Hemphill

3 of 8

Council Liaison Present

Laura Ward

Staff Present

Jayne Abbott
Janice McMillan

Guests

Michelle Brooks, News Tribune
Charlie Brzuchalski
Brian Bernskoetter
Heath Clarkston
Rick Mihalevich

Call to Order:

Vice Chair Bill Case called the meeting to order at 5:35 pm.

Approval of Agenda:

Bill Case asked the Commissioners to review the agenda and to recommend any changes needed. Terri Rademan moved the agenda be approved as printed. Art Hernandez seconded the motion. Motion carried.

Approval of Minutes:

Bill Case asked the Commissioners to review the minutes and offer corrections if needed. Art Hernandez moved the minutes be approved. Kevin Kelly seconded the motion. Motion carried.

Section 106 Reviews

- a. 1128 Madeline – This Code Deficiency project will be funded with Community Development Block Grant (CDBG) funds. The project is to repair cracks in the basement walls. Bill Case moved that adequate documentation has been provided and there will be no historic properties affected by the current project and the request should be approved by the Commission. Art Hernandez seconded the motion. Motion carried.

New Business:

- a. Missouri State Penitentiary National Register Nomination – Jayme gave the Commissioners an update on the progress of the nomination including the Commission's initial review and recommendations to the nomination when reviewed the first time. The Commission had recommended that the nomination be expanded to include criterion B, *property is associated with the lives of persons significant in our past*; and D, *property has yielded, or is likely to yield, information important in prehistory or history*. The revised nomination does not include these criteria. In addition, the boundary lines were reduced to match what was included in the Redevelopment Master Plan from 2004. Art Hernandez expressed concern that the Commission was hamstrung by only being able to consider criterion A and C. Mary Schantz asked if the additional criterion could be added at some point in the future after the nomination was approved. Jayme Abbott indicated that it could be. Art Hernandez moved the issue be tabled until the October meeting of the Commission. Terri Rademan seconded the motion adding that the Commission appreciated all the work that had been put into the proposal. Motion carried.
- b. Historic City of Jefferson Proposed Demolition Ordinance – Bill Case asked the Commissioners to turn their attention to the most recent version of the Demolition Ordinance drafted by the Historic City of Jefferson (HCJ). Mary Schantz noted that the version distributed was slightly different than the version sent to the Commission making it difficult to proceed without time to compare or without someone familiar with the proposal there to answer questions. It was noted that no one from HCJ was present. Art Hernandez expressed concern that it would be impossible for the Commission to proceed in discussion without an HCJ representative present. Mary Schantz asked if public hearings will be conducted on the proposed ordinance. Rich Mihalevich, City Councilman from the Ward 2, responded from the audience that if the proposed ordinance is approved by the Commission it will move forward and will be reviewed by the Public Works Department and will be presented at least two times to the full City Council. At those meetings there will be an opportunity for public input. Art Hernandez moved that the proposal be tabled until the October meeting and further that at that meeting a representative of HCJ be in attendance and prepared to discuss the proposal. Mary Schantz seconded the motion. Motion carried.

Dates to Remember:

- a. Next Meeting October 13, 2015 – this may change if a joint regular and special meeting is called to hear the HCJ presentation on the proposed demolition ordinance.
- b. Historic City of Jefferson, Homes Tours September 20, 2015
- c. Missouri Preservation Conference, Cape Girardeau, October 21-23, 2015.

Adjournment:

Terri Rademan moved the meeting be adjourned at 6:20 pm. Doug Record seconded the motion. Motion carried.

Abbott, Jayme

From: Rost, Rebecca <Rebecca.Rost@dnr.mo.gov>
Sent: Wednesday, November 04, 2015 11:49 AM
To: Abbott, Jayme
Cc: McMillan, Janice
Subject: RE: Revised Historic Preservation / Demolition Ordinance

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jayme,

I'm sorry that it has taken me so long to respond. I don't think I will be able to make it on the 12th, so I'm emailing comments instead. I have reviewed the attached ordinance. In terms of the 50 year threshold/review standard for the CJHPC's review role, I would suggest that you consider adding to the removal of buildings 50 years old or older a statement that says "AND, regardless of age, all buildings that are on the local register designated either individually as local landmarks or within a locally designated historic district."

50 years is a good age to consider properties for eligibility to a local landmark register (and the National Register of Historic Places). The National Park Service and State Historic Preservation Office use this age because it is a good distance in time for us to be able to evaluate the importance of the architectural style, movement, historic event, etc. against the broader patterns in our history. The National Register Bulletin states that:

Fifty years is a general estimate of the time needed to develop historical perspective and to evaluate significance. This consideration guards against the listing of properties of passing contemporary interest and ensures that the National Register is a list of truly historic places.

Expanding the date (let's say to 75 years) wouldn't give us additional perspective. It may, however, give us enough time to lose resources that are very important to a community. Might I suggest that with the passage of an ordinance such as this, now would be a good time to 1) start by developing a survey plan for the city so that you know which areas of the city still need a formal evaluation for historic significance (using the 50 year threshold and prioritizing by things such as development pressure and community support), and 2) follow up by surveying your resources (so you know your historic themes, contexts, etc. and how they are reflected in the built environment of your community).

Survey is one of the five key components of the Certified Local Government Program for a very good reason, and it is an activity that can be funded using a Certified Local Government grant. Please let me know if you have any questions.

Thanks!

Rebecca Rost
Preservation Planner & Grants Manager
State Historic Preservation Office
P.O. Box 176
Jefferson City, Missouri 65102
(573) 751-7958
rebecca.rost@dnr.mo.gov

**ARTICLE III. PROCEDURES FOR THE ~~PROTECTION OF HISTORIC~~
~~BUILDINGS~~ DEMOLITION OR REMOVAL OF BUILDINGS**

Sec. 8-32. Permit to demolish.

A. Purpose

1. The Jefferson City, Missouri, City Council finds and declares that:

a. Jefferson City has a rich historic heritage which is reflected in its people, culture, landmarks, downtown areas, riverfront, neighborhoods, cemeteries and historic structures such as buildings, monuments and other physical artifacts;

b. The aforementioned historic landmarks, sites, structures and objects that reflect and are a part of the heritage of Jefferson City should be preserved as a living part of our community in order to engender a respect for the past and for who we are now and in order to nurture the cultural and economic life of our City.

c. In the natural course of things, the historic landmarks, sites, structures and objects in Jefferson City are being lost or materially altered so as to destroy their historic character, and the Council finds that lack of planning causes or contributes to cause the unnecessary loss of historic landmarks, sites, structures and objects.

d. The public interest of Jefferson City will be served by the preservation of its historic landmarks, sites, buildings and other structures and objects in that such preservation will nurture the cultural and economic life of the community.

e. The present Jefferson City ordinances are inadequate to enforce the protection of the historic landmarks and buildings of Jefferson City.

2. The purpose of this Article is to provide a mechanism for the safe demolition of buildings and to enforce long-term planning and other mechanisms for the protection of the landmarks and buildings of the City of Jefferson which represent important elements of the city's cultural, social, economic, political and architectural history.

B. ~~A.~~ Permit Required. It shall be unlawful to demolish or remove a building or structure without first ~~filing an application with the Director of Planning and Protective Services or his or her designee in writing and~~ obtaining a demolition permit **from the Director of Planning and Protective Services in writing.** Demolition shall be construed to include an act or process which destroys, in part or in whole, a **building or** structure or which threatens to destroy a **building or** structure by failure to maintain it in a condition of good repair and maintenance. A permit to demolish or remove shall not be issued until a release is obtained from the utilities having service connections with

the building. The release shall state that service connections and appurtenant equipment, such as meters and regulators, have been removed or sealed and plugged in a safe manner. ~~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)

~~B. Review Process.~~

- ~~1. Department. All applications for permission to demolish a building or structure shall be made to the Department of Planning and Protective Services. For any structure that is fifty (50) years old or older, the application must contain the following: 1) photographs, either in hard copy or as digital files, of all exterior sides, interior rooms, and stairwells, taken within the last ninety (90) days; and 2) a statement from the owner~~

~~addressing why the property cannot be rehabilitated or restored with a reasonable economic return to the owner. After examining an application and finding that it is in proper form, contains all necessary information, and complies with all applicable provisions of city ordinances, the department shall forward a copy of the application to CJHPC. (Ord. No. 15184, §1, 10-21-2013.~~

~~2. CJHPC. The CJHPC may have a sixty (60) day period for review of every application for a demolition permit subject to this section. The CJHPC shall establish procedures to expedite the review of applications for permits to demolish structures.~~

~~(Ord. No. 12941, §2, 6-21-99)~~

C. ~~Standards of Review for a Permit to Demolish.~~ **Review Process.**

1. Department of Planning and Protective Services.

a. All applications for permission to demolish a building shall be made to the Department of Planning and Protective Services. Subject to all other provisions of law, the Department shall have the authority immediately to issue a permit to demolish a building unless the application calls for the complete demolition or removal of a building that is fifty years old or older and owned by the City of Jefferson or any private person or business entity.

b. For the Complete Demolition or Removal of all Buildings Fifty Years Old or Older owned by the City of Jefferson or any private person or business entity: The application must contain the following: 1) photographs, either in hard copy or as digital files, of the building and of all exterior sides, interior rooms, and stairwells, taken within the last ninety (90) days of the building proposed to be demolished; 2) a comprehensive plan for the continued development of the property where the building is located; and 3) a statement with reasons in support of the application for demolition, including an analysis of the costs and hardship of repairing and/or restoring and maintaining the property without demolition; and an analysis of the value of the property with and without demolition. The Department of Planning and Protective Services, after determining that the application is complete and in proper form, shall refer any application to demolish a building which is fifty year old or older which is owned by the City of Jefferson or any private person or business entity to the City of Jefferson Historic Preservation Commission (CJHPC).

2. City of Jefferson Historic Preservation Commission

a. The CJHPC shall have ninety (90) days from receipt of the application by the CJHPC to review an application for the complete demolition or removal of a building fifty years or older owned by the City of Jefferson or any private person or business entity. In the event that the

application to completely demolish or remove the building has not been denied or granted with conditions within ninety (90) days of receipt, the application shall be deemed granted.

b. Upon receipt of the application to completely demolish or remove the building, the CJHPC shall immediately publish notice of the application by (a) posting a notice prominently and in public view on the property; and (b) publishing the notice in the newspaper on three (3) consecutive Sundays; and (c) mailing the notice by regular first class mail to all adjoining property owners of record; and (d) mailing the notice by regular first class mail to all persons on a registry of persons who shall have requested notice of building demolition. The notice shall invite written comments from any interested person and shall state the address to which such comments may be mailed, state the deadline for the receipt of comments, which shall be the first business day following the last Sunday on which the newspaper notice is filed, and state that only the applicant and persons who have filed comments will receive notice of the decision of the City of Jefferson Historic Preservation Commission.

c. The City of Jefferson Historic Preservation Commission shall establish and maintain a registry of all persons requesting notice of any

application to completely demolish or remove a building fifty years old or older which comes before the CJHPC.

d. The City of Jefferson Historic Preservation Commission shall either grant the application, or grant the application with conditions, or deny the application.

e. The City of Jefferson Historic Preservation Commission shall immediately mail notice of its decision by certified mail, return receipt, to the applicant and by regular first class mail to all persons who have filed written comments.

3. City Council: Only the applicant to completely demolish or remove a building fifty years old or older shall have a right of appeal from the decision of City of Jefferson Historic Preservation Commission to the City of Jefferson City Council, and an applicant shall have an appeal right where denied an application to demolish or where granted an application with conditions. An applicant shall file an appeal within thirty (30) days of a denial or of the granting of a conditional application by filing same with the Jefferson City clerk in such form as shall be established by the Jefferson City Clerk. The City Council shall conduct a public hearing on the application de novo and shall grant the application, grant the application with conditions, or deny the application.

4. Circuit Court: Only a private person property owner or a business entity property owner shall have a right of appeal from the decision of the City of Jefferson City Council to the Cole or Callaway County Circuit Court, and an applicant shall have an appeal right where denied an application to completely demolish or remove a building fifty years old or older or where granted an application with conditions. An applicant shall file an appeal within thirty (30) days of a denial or of the granting of an application with conditions by filing a Petition with the Cole County Circuit Clerk or Callaway County Circuit Clerk (depending upon which county the property is located in). The Circuit Court shall hear the cause de novo. The Circuit Court shall enter judgment granting the application to completely demolish or remove, granting the application with conditions, or denying the application. The Court may deny the application only if the Court finds a) that the Petitioner has the economic means, considering all of the reasonably available resources, to maintain the property without demolition; and b) that the property may be used to its highest and best use without demolition; and c) that the public's interest in protecting the historical character of the property outweighs the Petitioner's interests to be served by the demolition of the property. In any such proceeding before the Circuit Court, the parties shall be the property owner and the City of Jefferson, and the burden of proof shall rest upon the property owner to prove by the preponderance of the evidence that the property

owner does not have the economic means, considering all of the reasonably available resources, to maintain the property without complete demolition or removal; and shall be upon the City of Jefferson to prove by the preponderance of the evidence that the property may be used to its highest and best use without complete demolition or removal and that the public's interest in protecting the historical character of the property outweighs the Petitioner's interests to be served by the complete demolition or removal of the building. In determining the public's interest in protecting the historical character of the property, it shall be the City of Jefferson's burden to produce evidence and the court shall consider the said evidence of the historic value of the building by reason of age or association with important figures or events; or by reason of the place of the building in the history of Jefferson City, the State of Missouri or the United States; or by reason of the building's embodiment of the distinctive characteristics of a type, period or method of construction; or by reason of the building's representation of the work of an historically notable architect, designer or draftsman; or by reason of the building's visual and spatial relationship to designated or potential historic landmarks or historical districts.

- ~~1. The historic value of the building or structure by reason of age or association with important figures or events; or as evidence of aspects of the history of Jefferson City, the State of Missouri or the United States;~~

- ~~or as an embodiment of the distinctive characteristics of a type, period or method of construction; or as a representation of the work of an historically notable architect, designer or draftsman;~~
- ~~2. The visual and spatial relationship of the building or structure to designated or potential historic landmarks or historical districts;~~
 - ~~3. The state of deterioration or disrepair or structural unsoundness of the building or structure, and the practicability of rehabilitation. The CJHPC may request the applicant to submit documentation beyond that which is specified in the application in a form specified by the CJHPC or other information necessary to determine whether the property can be rehabilitated or restored with a reasonable economic return to the owner.~~
- (Ord. No. 15184, §1, 10-21-2013)

~~D. Approval or disapproval. Within five (5) days after either:~~

- ~~1. the CJHPC's determination; or~~
- ~~2. the expiration of the sixty (60) day review period, whichever occurs first, the director of Planning and Protective Services shall approve or not approve the application. A negative recommendation by the CJHPC shall not be grounds for disapproval of the application.~~

~~(Ord. No. 14691, §2, 6-21-2010; Ord. No. 9154, § 1, 8-21-78; Ord. No. 10397, § 7, 4-1-85; Ord. No. 11737, § 1, 5-4-92; Ord. No. 12794, §2, 8-17-98)~~

Sec. 8-33. Permit fee.

No permit to remove or demolish a building shall be issued until a fee as set out in Appendix Y shall have been paid to the department of Planning and Protective Services or other authorized municipal agency.

(Ord. No. 9154, § 3, 8-21-78; Ord. No. 9534, § 1, 10-20-80; Ord. 14272, §5, 10-15-2007)

Sec. 8-34. Maintenance of vacated premises.

Whenever a building is demolished or removed, the premises shall be maintained free from all unsafe or hazardous conditions by the proper regulation of the lot, restoration of established grade and the erection of the necessary retaining walls and fences in accordance with the provisions of Article 13 of the city's building code.

(Ord. No. 9154, § 4, 8-21-78)

Sec. 8-35. Grading of lot.

When a building has been demolished or destroyed by fire or other natural causes and no building operation has been projected or approved, the vacant lot shall be filled, graded and maintained to conform on all sides to the existing grades and elevations of the adjacent property. Adjoining walls shall be left in an

acceptable condition to prevent the harboring of insects, rodents or pigeons. The lot shall be maintained free from the accumulation of rubbish and all other unsafe or hazardous conditions which endanger the life or health of the public; provisions shall be made to prevent the accumulation of water or damage to any foundations on the premises of the adjoining property. Upon completion of the demolition, the lot shall be left in a state that is aesthetically acceptable to the director of Planning and Protective Services. In the event of a disagreement over the term "aesthetically acceptable," the matter shall be referred to the city council for final determination.

(Ord. No. 9154, § 5, 8-21-78)

Sec. 8-36. Suspension of permit.

Any demolition permit shall become invalid if the authorized work is not commenced within thirty (30) days after the issuance of the permit, or if the authorized work is suspended or abandoned for a period of ten (10) days after the time of commencing the work. All work including grading and lot re-construction must be completed within ninety (90) days after the time of commencing the work unless a written extension of time is issued by the Director of Planning and Protective Services.

(Ord. No. 9154, § 6, 8-21-78)

Sec. 8-37. Penalties.

Any person who shall violate any provision of this article shall be guilty of a misdemeanor, punishable by a fine of not more than five hundred dollars (\$500.00) or by imprisonment not to exceed one hundred eighty (180) days, or both such fine and imprisonment. Each day that a violation continues shall be deemed a separate offense.

(Ord. No. 10397, § 8, 4-1-85; Code 1983, § 7-38; Ord. No. 11201, § 4, 4-17-89)

Secs. 8-38 ~~–8-48. Reserved.~~–Civil Remedy for Unpaid Fines

Whenever a property owner shall have been convicted of two or more misdemeanors for violations of any provision of this article with respect to a single property and the unpaid fines and costs for those convictions shall have aggregated to more than \$5,000.00, then the City of Jefferson may at its option and at any time until the fines and costs assessed for all of said misdemeanors are wholly paid bring an action in the Circuit Court of the county wherein the property is located to obtain a judgment in the amount of the unpaid fines and costs enforceable pursuant to the provisions of Section 511.350, RSMO. Such an action shall be in rem, and service of process in compliance with the Missouri Supreme Court Rules of Court for in rem actions shall be sufficient.

Secs. 8-39 – 8-48 reserved.

City of Jefferson

Department of Planning & Protective Services
320 E. McCarty Street
Jefferson City, MO 65101



Carrie Tergin, Mayor

Janice McMillan, AICP, Director
Phone: 573-634-6410
Fax: 573-634-6457

To: City of Jefferson Historic Preservation Commission

From: Jayme Abbott, Neighborhood Services Coordinator

Date: November 12, 2015

Re: Demolition Permit Review at 806 Jefferson St

The following information regarding an application for demolition is being submitted for your review and comments in accordance with the requirements of the demolition ordinance.

DEMOLITION PERMIT REVIEW	
	Property is associated with events that have made a significant contribution to our history.
	Property is associated with the lives of persons significant in our past.
	Property embodies the distinctive characteristics of a type, period or method of construction, or represents a work of a master, or possesses high artistic values.
	Property has a visual or spatial relationship to designated or potential landmarks or districts.
	Property is in disrepair or structurally unsound
	Property appears to be practical to rehabilitate

The Historic Preservation Commission reviewed this property and makes the following recommendation to the Department of Planning and Development:

- There will be “no historic properties affected” by the demolition and the permit is approved by this commission.
- Demolition will have a “no adverse effect” and the permit is approved by this commission.
- Demolition will have an “adverse effect” and the permit is not approved by this commission.

By: _____ Date: _____
Historic Preservation Commission Representative

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HISTORIC PRESERVATION CHECKLIST

Please direct questions to Jayme Abbott, Neighborhood Services Coordinator

Section 8- 32 of the City Code provides the Historic Preservation Commission with 60 days to review demolition application(s) affecting structures which are 50 years of age or older. Exterior & interior color photographs and a statement as to why the property cannot be rehabilitated or restored are required to be submitted with the demolition permit application. A negative response by the Historic Preservation Commission is not grounds for denying a demolition permit.

Application to the Historic Preservation Commission can take place prior to completion of the rest of the Demolition Permit Application.

Address: 806 Jefferson St.

- 1. Year Built 1910
- 2. Is the structure 50 (fifty) years or older? Yes No
- 3. Is the structure listed on the National Register of Historic Places? Yes No
(Please see the list of properties at <http://www.dnr.mo.gov/shpo/Cole.htm>)
- 4. Is the structure a recipient of a City of Jefferson Landmark Award? Yes No
(Please see the list of properties at <http://www.jeffersoncitymo.gov/pps/LandmarkAwards.html>)
- 5. Historical name of structure (if any) N/A
- 6. Historical use Residence
- 7. Most recent use Residence
- 8. If answers to Questions 2, 3 or 4 are "Yes," please provide a statement addressing why the property cannot be rehabilitated or restored with a reasonable economic return to the owner (attach additional pages if necessary):

Removing derelict building for parking for business, and to remove eyesore & hazard.

*Pictures of basement not provided as new owner felt it was unsafe to enter.

- 9. Please attach photographs either in hard copy or digital files of all exterior sides, interior rooms and stairwells. Photographs should have been taken within the last ninety (90) days.
 Hard copy photographs Digital files

10. Applicant Contact Name and Phone Number:
 Name: Greg Vadner cell
Vadner Properties LLC Phone: 573-690-3122

MidMoGIS, MO



Parcel ID	1103070003003019	Book-Page Date	658 -779& 10/14/2015
Owner Name	VADNER PROPERTIES L L C	Sec/Twn/Rng	7 /44/11
Mailing Address	1105 SCHUMATE CHAPEL RD	Square Feet (Above Grade)	1,302
City State ZIP	JEFFERSON CITY, MO 65109	Basement Type	Full
Property Address	806 Jefferson St	Finished Bsmnt. Size (Sq. Ft.)	
Subdivision	W A CURRYS OF INLOT 969 TO 976	Year Built	1910
Subdivision Image	W A CURRYS OF INLOT 969 TO 976	Date Certified	1/1/2015
Property Description	SUBD OF INLOTS 969 TO 976; N 17' OF LOT 5 & S 16' OF LOT 6	Property Values (Land)	Comm: \$0 Ag: \$0 Res: \$7,000
Book-Page Date	112 -094 05/29/1946	Property Values (Improv.)	Comm: \$0 Ag: \$0 Res: \$29,700
Book-Page Date	350 -550 06/24/1993	Appraised Value	\$36,700

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 88 feet
 10/28/2015

806 Jefferson St Demolition Application





Property is not listed on the National Register of Historic Places.

Property is noted a recipient of City Landmark Award.

Property recently acquired by owners of River Song to remove eyesore and potentially add parking.

Parcel ID	1103070003003019	Book-Page Date	658 -779& 10/14/2015
Owner Name	VADNER PROPERTIES L L C	Sec/Twn/Rng	7 /44/11
Mailing Address	1105 SCHUMATE CHAPEL RD	Square Feet (Above Grade)	1,302
City State ZIP	JEFFERSON CITY, MO 65109	Basement Type	Full
Property Address	806 Jefferson St	Finished Bsmnt. Size (Sq. Ft.)	
Subdivision	W A CURRYS OF INLOT 969 TO 976	Year Built	1910
Subdivision Image	W A CURRYS OF INLOT 969 TO 976	Date Certified	1/1/2015
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Book-Page Date	112 -094 05/29/1946	Property Values (Improv.)	Comm: \$0 Ag: \$0 Res: \$29,700
Book-Page Date	350 -550 06/24/1993	Appraised Value	\$36,700

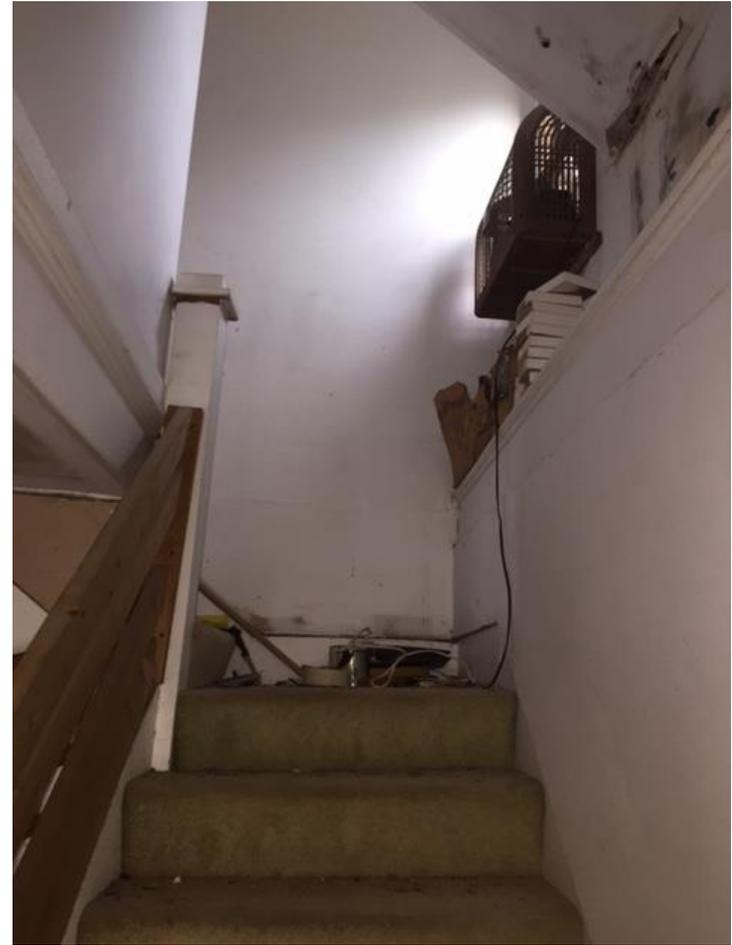
806 Jefferson St Demolition Application



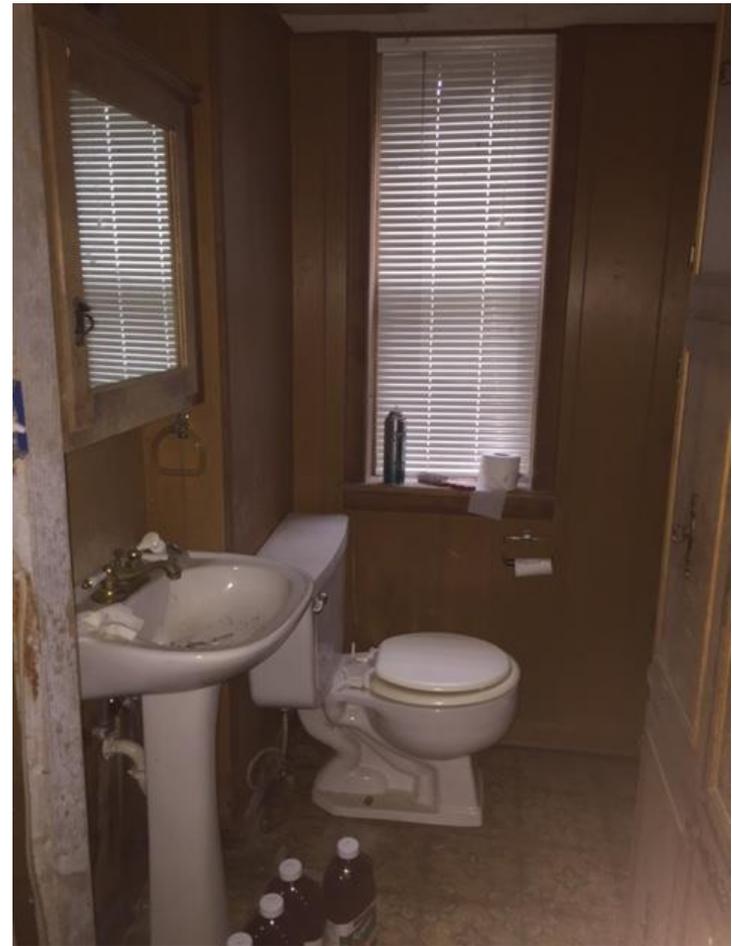
806 Jefferson St Demolition Application



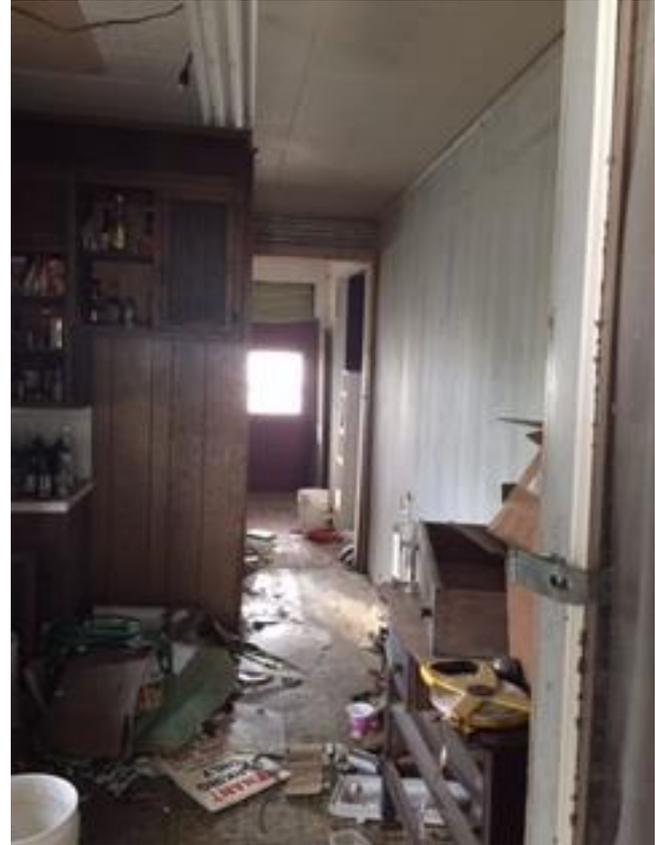
806 Jefferson St Demolition Application



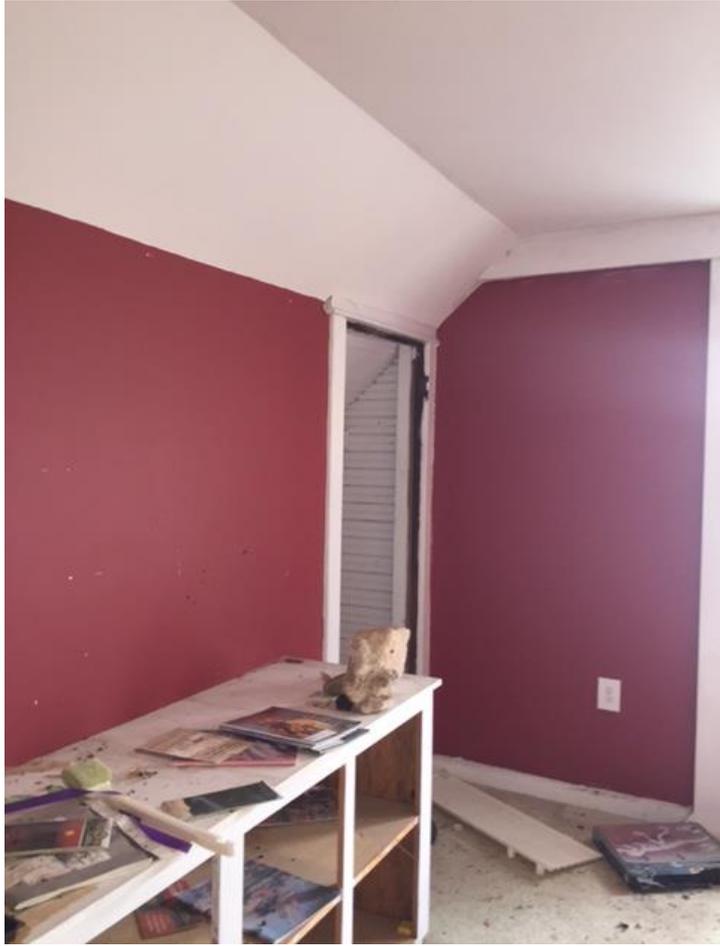
806 Jefferson St Demolition Application

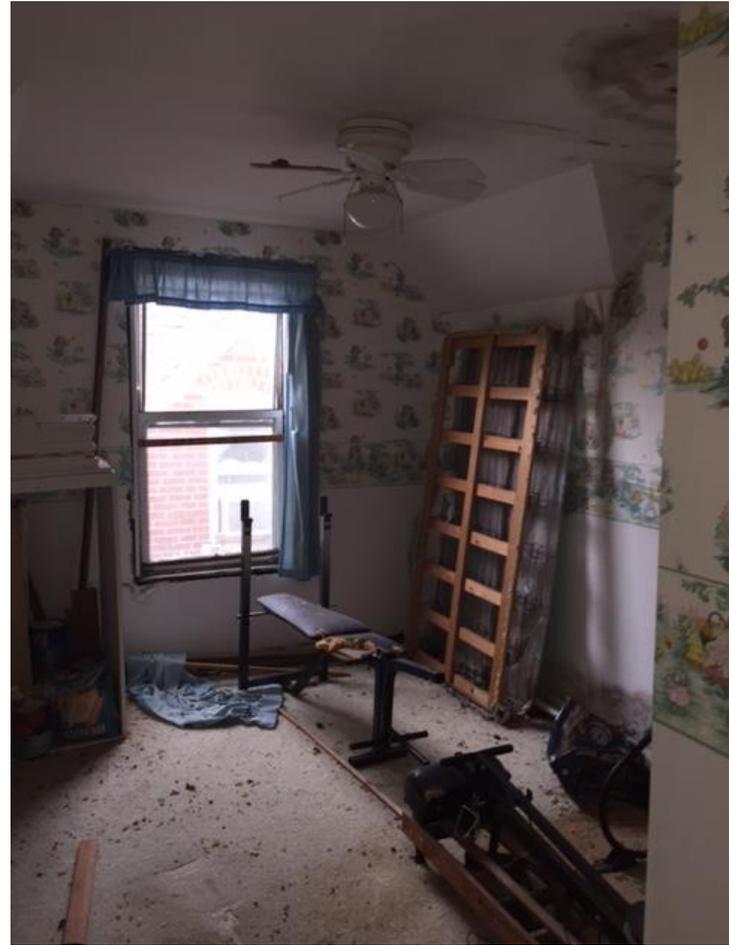


806 Jefferson St Demolition Application









806 Jefferson St Demolition Application



- New property owner did not provide pictures of the basement as he felt unsafe to enter.

City of Jefferson

Department of Planning & Protective Services
320 E. McCarty Street
Jefferson City, MO 65101



Carrie Tergin, Mayor

Janice McMillan, AICP, Director
Phone: 573-634-6410
Fax: 573-634-6457

To: City of Jefferson Historic Preservation Commission

From: Jayme Abbott, Neighborhood Services Coordinator

Date: November 3, 2015

Re: Demolition Permit Review at 623-625 W. McCarty St

The following information regarding an application for demolition is being submitted for your review and comments in accordance with the requirements of the demolition ordinance.

DEMOLITION PERMIT REVIEW	
	Property is associated with events that have made a significant contribution to our history.
	Property is associated with the lives of persons significant in our past.
	Property embodies the distinctive characteristics of a type, period or method of construction, or represents a work of a master, or possesses high artistic values.
	Property has a visual or spatial relationship to designated or potential landmarks or districts.
	Property is in disrepair or structurally unsound
	Property appears to be practical to rehabilitate

The Historic Preservation Commission reviewed this property and makes the following recommendation to the Department of Planning and Development:

- There will be “no historic properties affected” by the demolition and the permit is approved by this commission.
- Demolition will have a “no adverse effect” and the permit is approved by this commission.
- Demolition will have an “adverse effect” and the permit is not approved by this commission.

By: _____ Date: _____
Historic Preservation Commission Representative

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

HISTORIC PRESERVATION CHECKLIST

Please direct questions to Jayme Abbott, Neighborhood Services Coordinator

Section 8- 32 of the City Code provides the Historic Preservation Commission with 60 days to review demolition application(s) affecting structures which are 50 years of age or older. Exterior & interior color photographs and a statement as to why the property cannot be rehabilitated or restored are required to be submitted with the demolition permit application. A negative response by the Historic Preservation Commission is not grounds for denying a demolition permit.

Application to the Historic Preservation Commission can take place prior to completion of the rest of the Demolition Permit Application.

Address: 623-625 W. Mc Carty St

1. Year Built Circa 1930 - 1940
2. Is the structure 50 (fifty) years or older? Yes No
3. Is the structure listed on the National Register of Historic Places? Yes No
(Please see the list of properties at <http://www.dnr.mo.gov/shpo/Cole.htm>)
4. Is the structure a recipient of a City of Jefferson Landmark Award? Yes No
(Please see the list of properties at <http://www.jeffcitymo.org/pps/LandmarkAwards.html>)
5. Historical name of structure (if any) _____
6. Historical use Apartments
7. Most recent use Vacant - Storage - Apartment
8. If answers to Questions 2, 3 or 4 are "Yes," please provide a statement addressing why the property cannot be rehabilitated or restored with a reasonable economic return to the owner (attach additional pages if necessary):
Roof, Windows, Siding, HVAC, Exterior, floors,
Foundation, Electrical, repairs or replacement
is required. Not Economically Feasible
9. Please attach photographs either in hard copy or digital files of all exterior sides, interior rooms and stairwells. Photographs should have been taken within the last ninety (90) days.
 Hard copy photographs Digital files

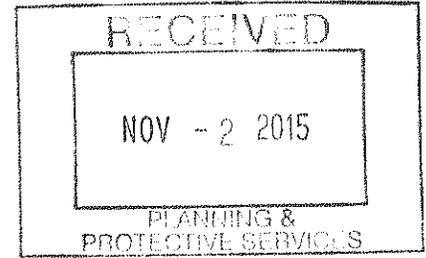
10. Applicant Contact Name and Phone Number:

Name: Gene P. Schneider

Phone: 893-5020

10-26-15

Jayne Abbott
City of Jefferson
Department of Planning and Protective Services
320 E. McCarty Street
Jefferson City, Mo



Ms. Abbott,

After careful thought and consideration concerning the rehabilitation of the property located at 623/625 West McCarty Street, I have concluded that the required investment is not a viable plan.

Economic data considered:

Estimated cost to replace or improve: \$195,000 plus contingencies

Siding	\$33,000	Painting	\$13,000
Windows	\$27,000	Gutters	\$4,000
HVAC	\$22,000	Roof	\$11,000
Plumbing	\$24,000	Electrical	\$18,000
Floors	\$16,000	Porches	\$10,000
Concrete	\$9,000	Misc.	\$8,000

Additional subject data and features considered:

- Poor rental history
- Poor return on previous improvements
- Flood plain
- Loan repayment is prohibitive
- History of vandalism

Therefore, I am requesting a demolition permit.

Sincerely,

A handwritten signature in cursive script that reads "Gene P. Schneider".

Gene P. Schneider, Trustee

MidMoGIS, MO



Parcel ID	1103070002003005	Book-Page Date	391 -609 11/12/1997
Owner Name	SCHNEIDER, GENE PAUL TRUSTEE	Sec/Twn/Rng	7 /44/11
Mailing Address	301 CONSTITUTION DR	Square Feet (Above Grade)	2,985
City State ZIP	JEFFERSON CITY, MO 65109	Basement Type	Full
Property Address	623 W Mccarty St	Finished Bsmnt. Size (Sq. Ft.)	
Subdivision	CITY OF JEFFERSON INLOT	Year Built	1900
Subdivision Image	CITY OF JEFFERSON INLOT	Date Certified	1/1/2015
Property Description	P. IL543; BEG NW COR IL543; SE ALONG MCCARTY 53.18'; SW 198.75' TO ALLEY; NW 53.18'; NE 198.75' TO POB	Property Values (Land)	Comm: \$0 Ag: \$0 Res: \$7,000
Book-Page Date	647 -447 09/25/2014	Property Values (Improv.)	Comm: \$0 Ag: \$0 Res: \$56,300
Book-Page Date	318 -220& 11/06/1989	Appraised Value	\$63,300

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 158 feet
 11/3/2015

623-625 W McCarty St Demolition Application





Property is not listed on the National Register nor a recipient of the City Landmark Award.

Property owner has completed a cost analysis (see packet).

Property owner may salvage items to use in other rental properties he owns.

Parcel ID	1103070002003005	Book-Page Date	391 -609 11/12/1997
Owner Name	SCHNEIDER, GENE PAUL TRUSTEE	Sec/Twn/Rng	7 /44/11
Mailing Address	301 CONSTITUTION DR	Square Feet (Above Grade)	2,985
City State ZIP	JEFFERSON CITY, MO 65109	Basement Type	Full
Property Address	623 W McCarty St	Finished Bsmnt. Size (Sq. Ft.)	
Subdivision	CITY OF JEFFERSON INLOT	Year Built	1900
Subdivision Image	CITY OF JEFFERSON INLOT	Date Certified	1/1/2015
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Book-Page Date	647 -447 09/25/2014	Property Values (Improv.)	Comm: \$0 Ag: \$0 Res: \$56,300
Book-Page Date	318 -220& 11/06/1989	Appraised Value	\$63,300

623-625 W McCarty St Demolition Application



623-625 W McCarty St Demolition Application



623-625 W McCarty St Demolition Application



623-625 W McCarty St Demolition Application



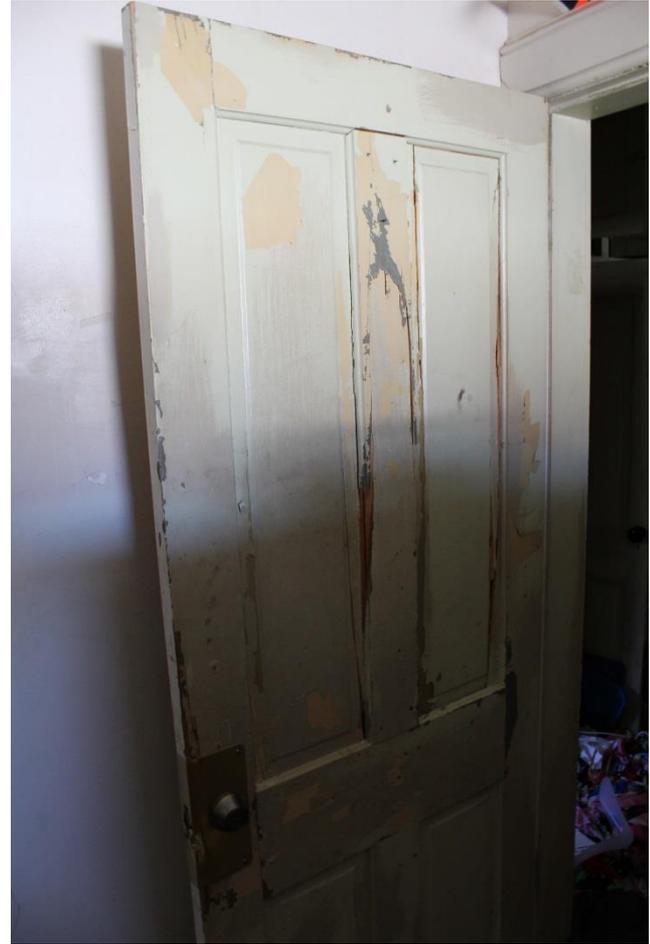
623-625 W McCarty St Demolition Application



623-625 W McCarty St Demolition Application



623-625 W McCarty St Demolition Application



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623-625 W McCarty St Demolition Application



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623-625 W McCarty St Demolition Application



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623-625 W McCarty St Demolition Application



623-625 W McCarty St Demolition Application



623-625 W McCarty St Demolition Application



623-625 W McCarty St Demolition Application

Copper Piping Stolen



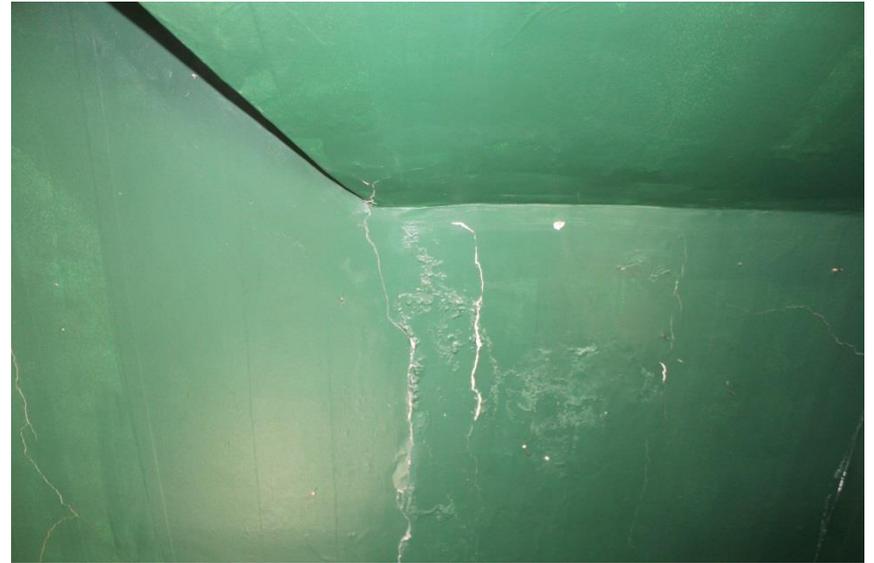
623-625 W McCarty St Demolition Application



623-625 W McCarty St Demolition Application



623-625 W McCarty St Demolition Application



623-625 W McCarty St Demolition Application



623-625 W McCarty St Demolition Application



623-625 W McCarty St Demolition Application



City of Jefferson

Department of Planning & Protective Services
320 E. McCarty Street
Jefferson City, MO 65101



Carrie Tergin, Mayor

Janice McMillan, AICP, Director
Phone: 573-634-6410
Fax: 573-634-6457

To: City of Jefferson Historic Preservation Commission

From: Jayme Abbott, Neighborhood Services Coordinator

Date: November 4, 2015

Re: Demolition Permit Review at 1119 Jefferson St

The following information regarding an application for demolition is being submitted for your review and comments in accordance with the requirements of the demolition ordinance.

DEMOLITION PERMIT REVIEW	
	Property is associated with events that have made a significant contribution to our history.
	Property is associated with the lives of persons significant in our past.
	Property embodies the distinctive characteristics of a type, period or method of construction, or represents a work of a master, or possesses high artistic values.
	Property has a visual or spatial relationship to designated or potential landmarks or districts.
	Property is in disrepair or structurally unsound
	Property appears to be practical to rehabilitate

The Historic Preservation Commission reviewed this property and makes the following recommendation to the Department of Planning and Development:

- There will be “no historic properties affected” by the demolition and the permit is approved by this commission.
- Demolition will have a “no adverse effect” and the permit is approved by this commission.
- Demolition will have an “adverse effect” and the permit is not approved by this commission.

By: _____ Date: _____
Historic Preservation Commission Representative

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HISTORIC PRESERVATION CHECKLIST

Please direct questions to Jayme Abbott, Neighborhood Services Coordinator

Section 8- 32 of the City Code provides the Historic Preservation Commission with 60 days to review demolition application(s) affecting structures which are 50 years of age or older. Exterior & interior color photographs and a statement as to why the property cannot be rehabilitated or restored are required to be submitted with the demolition permit application. A negative response by the Historic Preservation Commission is not grounds for denying a demolition permit.

Application to the Historic Preservation Commission can take place prior to completion of the rest of the Demolition Permit Application.

Address: 1119 Jefferson Street, Jefferson City, MO 65109

1. Year Built 1940
2. Is the structure 50 (fifty) years or older? Yes No
3. Is the structure listed on the National Register of Historic Places? Yes No
(Please see the list of properties at <http://www.dnr.mo.gov/shpo/Cole.htm>)
4. Is the structure a recipient of a City of Jefferson Landmark Award? Yes No
(Please see the list of properties at <http://www.jeffersoncitymo.gov/pps/LandmarkAwards.html>)
5. Historical name of structure (if any) _____
6. Historical use _____
7. Most recent use _____
8. If answers to Questions 2, 3 or 4 are "Yes," please provide a statement addressing why the property cannot be rehabilitated or restored with a reasonable economic return to the owner (attach additional pages if necessary):
This house was scheduled for demolition in 2009. Memorial Church postponed demo for use of a non-profit organization that has now moved to a larger facility. The house is in to much need of repair to feasibly budget for. It has been decided to resume our original plans to begin demolition
9. Please attach photographs either in hard copy or digital files of all exterior sides, interior rooms and stairwells. Photographs should have been taken within the last ninety (90) days.

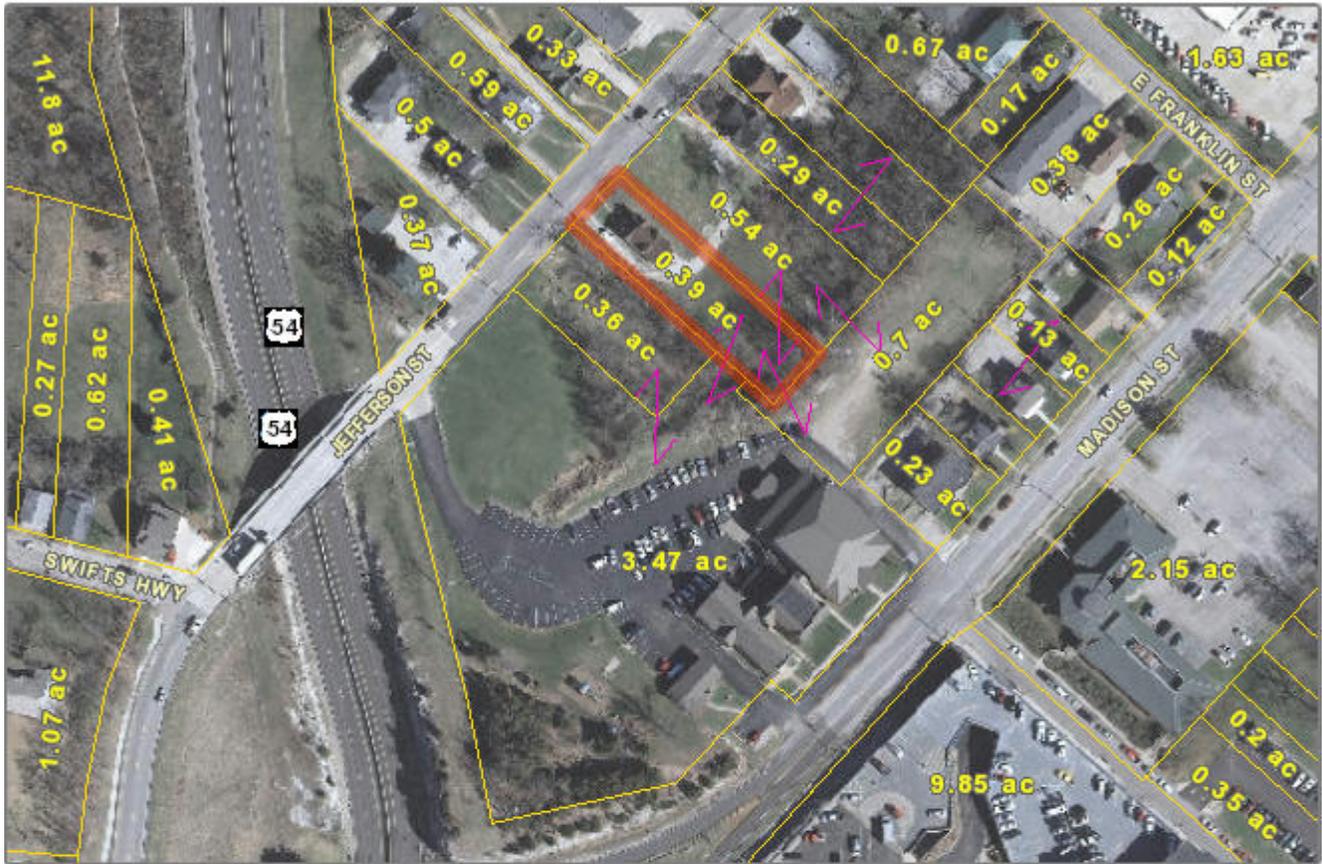
Hard copy photographs

Digital files

10. Applicant Contact Name and Phone Number:

Name: Debra Maier on behalf of Phone: 573-635-7131
Brian Hassler, both being representatives
for Memorial Baptist Church

MidMoGIS, MO



Parcel ID	1104180002005017	Book-Page Date	367 -181 03/28/1995
Owner Name	MEMORIAL BAPTIST CHURCH OF JEFFERSON CITY	Sec/Twn/Rng	18/44/11
Mailing Address	1120 MADISON ST	Square Feet (Above Grade)	1,348
City State ZIP	JEFFERSON CITY, MO 65101	Basement Type	Full
Property Address	1119 Jefferson St	Finished Bsmnt. Size (Sq. Ft.)	
Subdivision	CITY OF JEFFERSON OUTLOT	Year Built	1940
Subdivision Image	CITY OF JEFFERSON OUTLOT	Date Certified	1/1/2015
Property Description	S 50' OF SUB #3 EXC W PART GIVEN FOR JEFFERSON ST R/W & N 15' OFVAC SPRUCE ST LYING ADJACENT TO ABOVE	Property Values (Land)	Comm: \$0 Ag: \$0 Res: \$7,000
Book-Page Date	405 -347 12/31/1998	Property Values (Improv.)	Comm: \$0 Ag: \$0 Res: \$70,000
Book-Page Date	450 -635 12/18/2001	Appraised Value	\$77,000

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 183 feet
 11/4/2015

1119 Jefferson St Demolition Application





The property is not listed on the National Register nor is recipient of City Landmark Award.

Property was previously approved by HPC for demolition in March 2009.

		Book-Page Date	367 -181 03/28/1995
Owner Name	MEMORIAL BAPTIST CHURCH OF JEFFERSON CITY	Sec/Twn/Rng	18/44/11
Mailing Address	1120 MADISON ST	Square Feet (Above Grade)	1,348
City State ZIP	JEFFERSON CITY, MO 65101	Basement Type	Full
Property Address	1119 Jefferson St	Finished Bsmnt. Size (Sq. Ft.)	
Subdivision	CITY OF JEFFERSON OUTLOT	Year Built	1940
Subdivision Image	CITY OF JEFFERSON OUTLOT	Date Certified	1/1/2015
Property Description	S 50' OF SUB #3 EXC W PART GIVEN FOR JEFFERSON ST R/W & N 15' OF VAC SPRUCE ST LYING ADJACENT TO ABOVE	Property Values (Land)	Comm: \$0 Ag: \$0 Res: \$7,000
Book-Page Date	405 -347 12/31/1998	Property Values (Improv.)	Comm: \$0 Ag: \$0 Res: \$70,000
Book-Page Date	450 -635 12/18/2001	Appraised Value	\$77,000

1119 Jefferson St Demolition Application



1119 Jefferson St Demolition Application



1119 Jefferson St Demolition Application



1119 Jefferson St Demolition Application



1119 Jefferson St Demolition Application



City of Jefferson

Department of Planning & Protective Services
320 E. McCarty Street
Jefferson City, MO 65101



Carrie Tergin, Mayor

Janice McMillan, AICP, Director
Phone: 573-634-6410
Fax: 573-634-6457

To: City of Jefferson Historic Preservation Commission

From: Jayme Abbott, Neighborhood Services Coordinator

Date: November 10, 2015

Re: Demolition Permit Review at 1108 Oak St

The following information regarding an application for demolition is being submitted for your review and comments in accordance with the requirements of the demolition ordinance.

DEMOLITION PERMIT REVIEW	
	Property is associated with events that have made a significant contribution to our history.
	Property is associated with the lives of persons significant in our past.
	Property embodies the distinctive characteristics of a type, period or method of construction, or represents a work of a master, or possesses high artistic values.
	Property has a visual or spatial relationship to designated or potential landmarks or districts.
	Property is in disrepair or structurally unsound
	Property appears to be practical to rehabilitate

The Historic Preservation Commission reviewed this property and makes the following recommendation to the Department of Planning and Development:

- There will be “no historic properties affected” by the demolition and the permit is approved by this commission.
- Demolition will have a “no adverse effect” and the permit is approved by this commission.
- Demolition will have an “adverse effect” and the permit is not approved by this commission.

By: _____ Date: _____
Historic Preservation Commission Representative

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HISTORIC PRESERVATION CHECKLIST

Please direct questions to Jayme Abbott, Neighborhood Services Coordinator

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Application to the Historic Preservation Commission can take place prior to completion of the rest of the Demolition Permit Application.

Address: 1108 Oak Street

1. Year Built 1940

2. Is the structure 50 (fifty) years or older? Yes No

3. Is the structure listed on the National Register of Historic Places? Yes No
(Please see the list of properties at <http://www.dnr.mo.gov/shpo/Cole.htm>)

4. Is the structure a recipient of a City of Jefferson Landmark Award? Yes No
(Please see the list of properties at <http://www.jeffersoncitymo.gov/pps/LandmarkAwards.html>)

5. Historical name of structure (if any) —

6. Historical use —

7. Most recent use Vacant

8. If answers to Questions 2, 3 or 4 are "Yes," please provide a statement addressing why the property cannot be rehabilitated or restored with a reasonable economic return to the owner (attach additional pages if necessary):

9. Please attach photographs either in hard copy or digital files of all exterior sides, interior rooms and stairwells. Photographs should have been taken within the last ninety (90) days.

Hard copy photographs

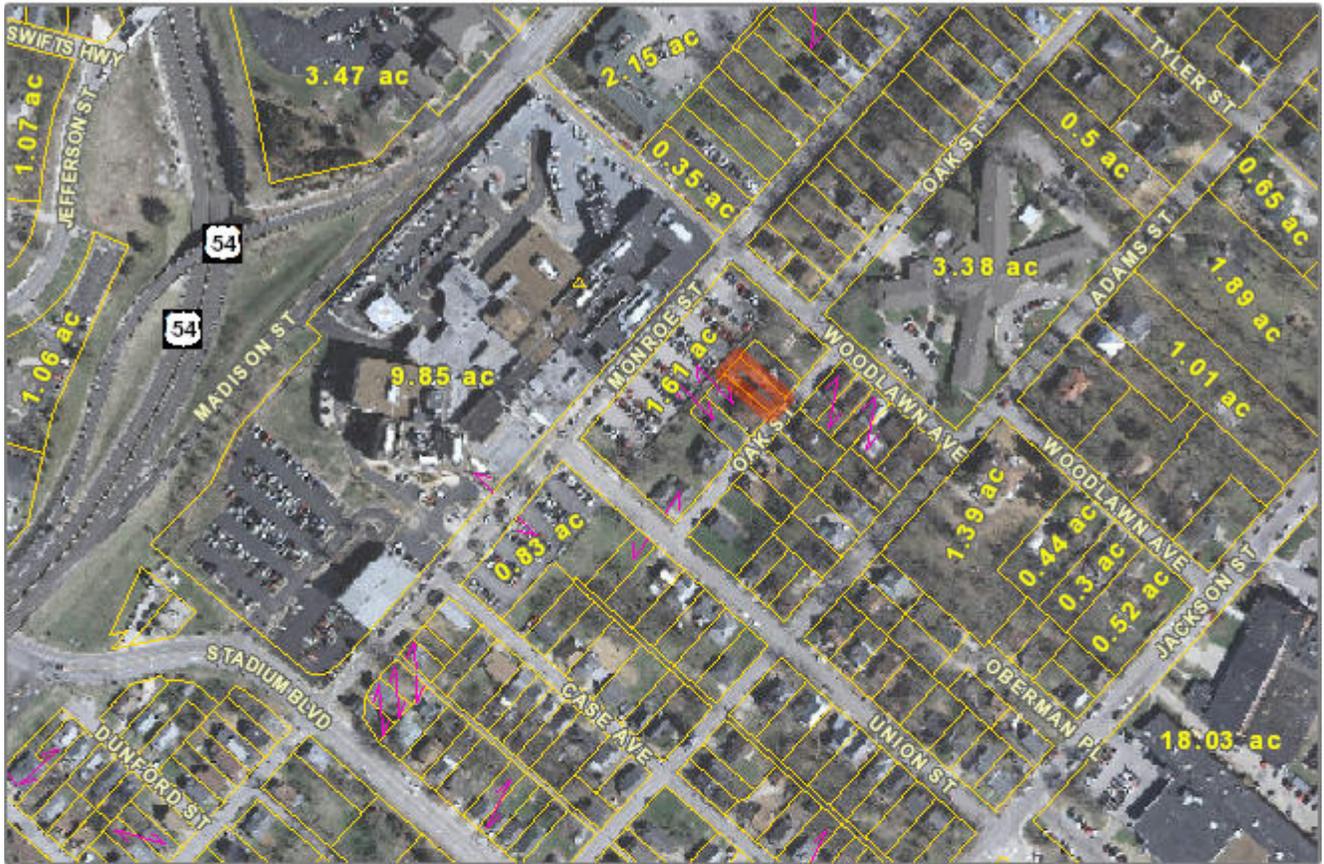
Digital files

10. Applicant Contact Name and Phone Number:

Name: Martin Grabanski

Phone: 573-666-9751

MidMoGIS, MO



Parcel ID	1104180002002036	Book-Page Date	444 -587 09/10/2001
Owner Name	CAPITAL REGION MEDICAL CENTER ATTN:MARTIN GRABANSKI	Sec/Twn/Rng	18/44/11
Mailing Address	1125 MADISON ST	Square Feet (Above Grade)	1,123
City State ZIP	JEFFERSON CITY, MO 65101	Basement Type	Full
Property Address	1108 Oak St	Finished Bsmnt. Size (Sq. Ft.)	
Subdivision	WOODCREST ADDN	Year Built	1930
Subdivision Image	WOODCREST ADDN	Date Certified	1/1/2015
Property Description	PT OL 78 SLY 40' OF LOT 20 & THE NLY 3' OF LOT 21	Property Values (Land)	Comm: \$0 Ag: \$0 Res: \$7,000
Book-Page Date	511 -335 11/02/2004	Property Values (Improv.)	Comm: \$0 Ag: \$0 Res: \$45,700
Book-Page Date	654 -174 05/19/2015	Appraised Value	\$52,700

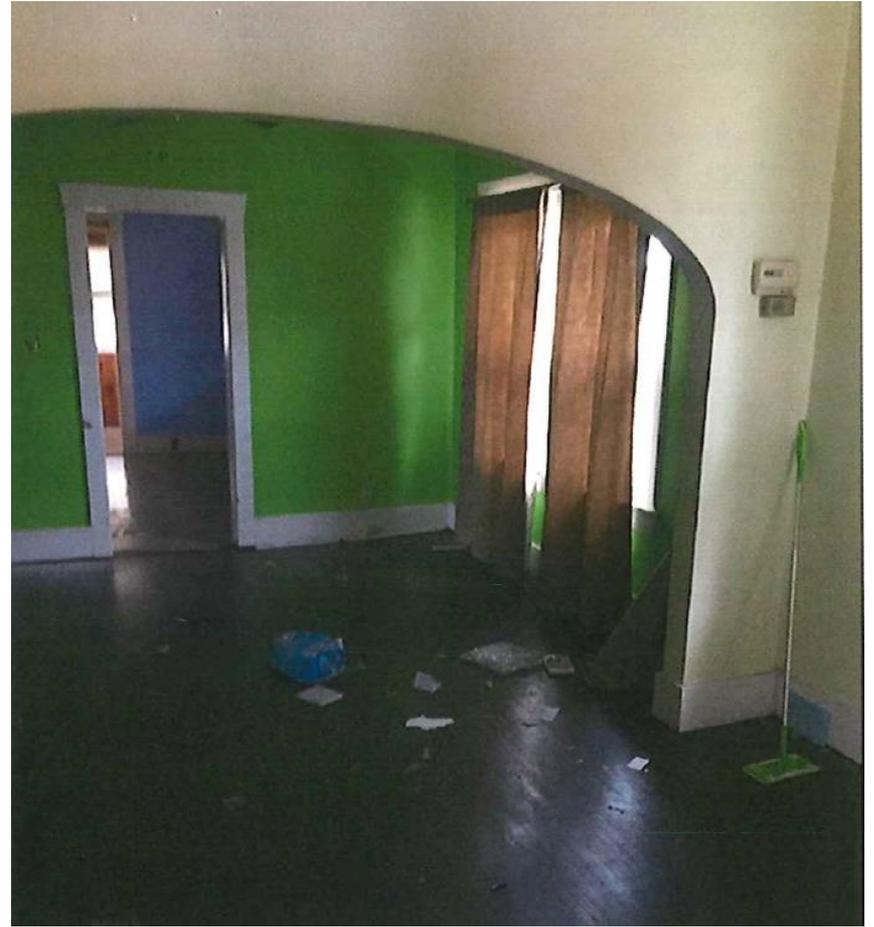
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Map Scale
1 inch = 327 feet
 11/10/2015

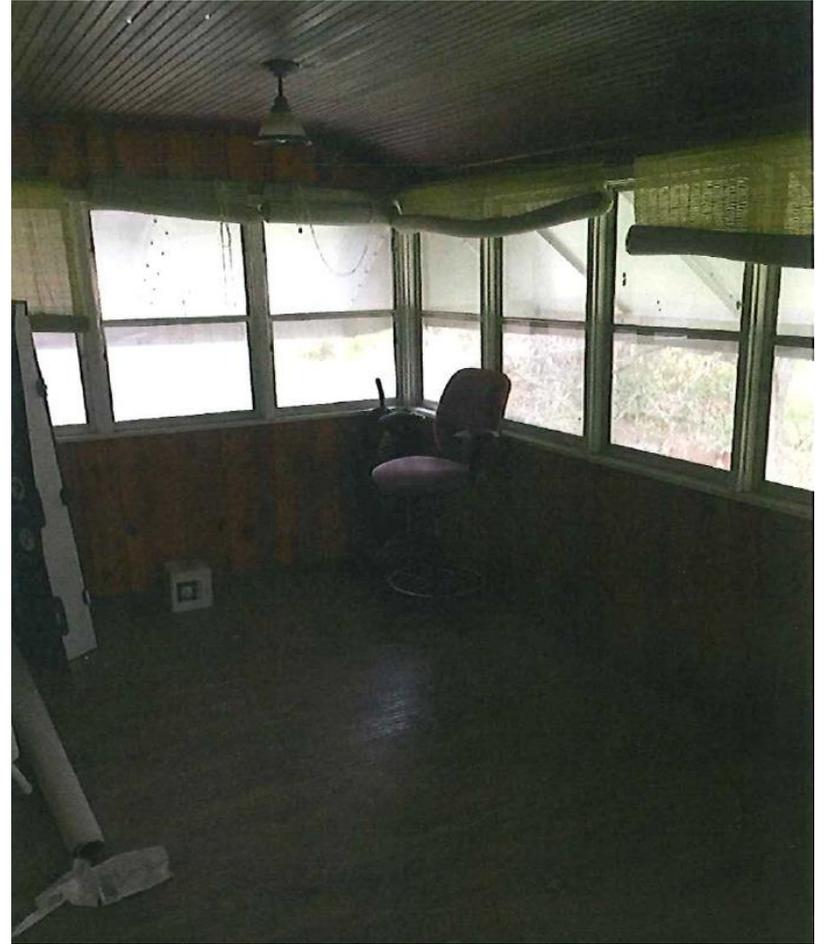
1108 Oak St Demolition Application

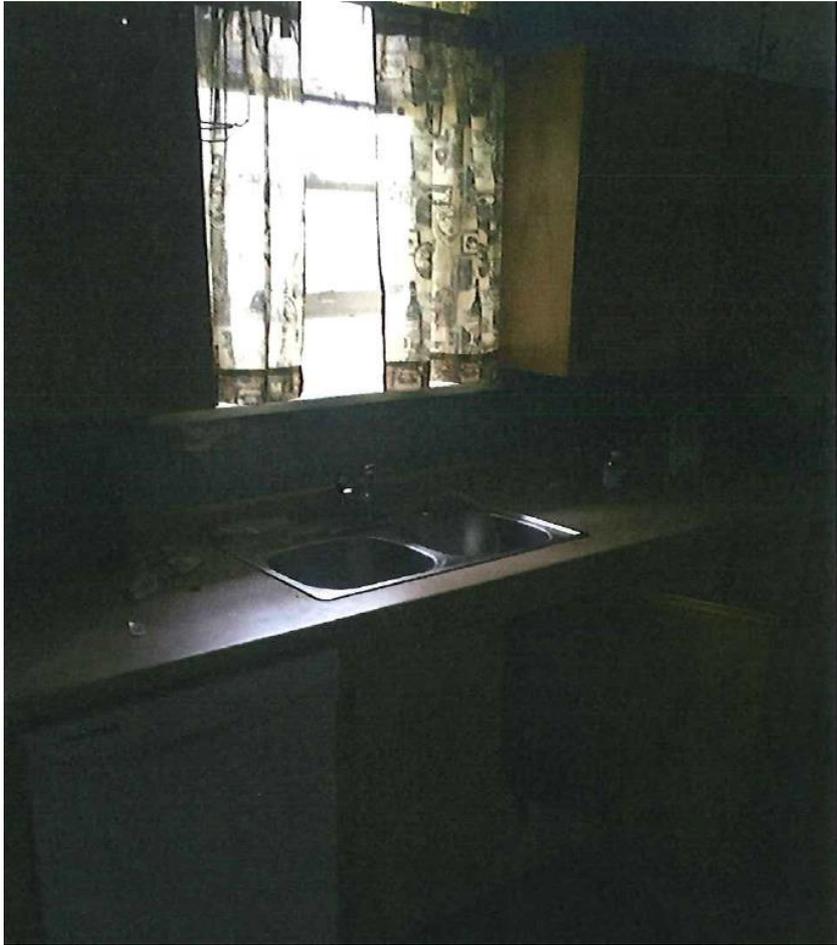












City of Jefferson

Department of Planning & Protective Services
320 E. McCarty Street
Jefferson City, MO 65101



Carrie Tergin, Mayor

Janice McMillan, AICP, Director
Phone: 573-634-6410
Fax: 573-634-6457

To: City of Jefferson Historic Preservation Commission

From: Jayme Abbott, Neighborhood Services Coordinator

Date: November 10, 2015

Re: Demolition Permit Review at 1110 Oak St

The following information regarding an application for demolition is being submitted for your review and comments in accordance with the requirements of the demolition ordinance.

DEMOLITION PERMIT REVIEW	
	Property is associated with events that have made a significant contribution to our history.
	Property is associated with the lives of persons significant in our past.
	Property embodies the distinctive characteristics of a type, period or method of construction, or represents a work of a master, or possesses high artistic values.
	Property has a visual or spatial relationship to designated or potential landmarks or districts.
	Property is in disrepair or structurally unsound
	Property appears to be practical to rehabilitate

The Historic Preservation Commission reviewed this property and makes the following recommendation to the Department of Planning and Development:

- There will be “no historic properties affected” by the demolition and the permit is approved by this commission.
- Demolition will have a “no adverse effect” and the permit is approved by this commission.
- Demolition will have an “adverse effect” and the permit is not approved by this commission.

By: _____ Date: _____
Historic Preservation Commission Representative

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HISTORIC PRESERVATION CHECKLIST

Please direct questions to Jayme Abbott, Neighborhood Services Coordinator

Section 8- 32 of the City Code provides the Historic Preservation Commission with 60 days to review demolition application(s) affecting structures which are 50 years of age or older. Exterior & interior color photographs and a statement as to why the property cannot be rehabilitated or restored are required to be submitted with the demolition permit application. A negative response by the Historic Preservation Commission is not grounds for denying a demolition permit.

Application to the Historic Preservation Commission can take place prior to completion of the rest of the Demolition Permit Application.

Address: 1110 Oak Street

1. Year Built 1970

2. Is the structure 50 (fifty) years or older? Yes No

3. Is the structure listed on the National Register of Historic Places? Yes No
(Please see the list of properties at <http://www.dnr.mo.gov/shpo/Cole.htm>)

4. Is the structure a recipient of a City of Jefferson Landmark Award? Yes No
(Please see the list of properties at <http://www.jeffersoncitymo.gov/pps/LandmarkAwards.html>)

5. Historical name of structure (if any) —

6. Historical use —

7. Most recent use Vacant

8. If answers to Questions 2, 3 or 4 are "Yes," please provide a statement addressing why the property cannot be rehabilitated or restored with a reasonable economic return to the owner (attach additional pages if necessary):

9. Please attach photographs either in hard copy or digital files of all exterior sides, interior rooms and stairwells. Photographs should have been taken within the last ninety (90) days.

Hard copy photographs

Digital files

10. Applicant Contact Name and Phone Number:

Name: Martin Grabanski

Phone: 573-416-9751

MidMoGIS, MO



Parcel ID	1104180002002035	Book-Page Date	637 -199 09/30/2013
Owner Name	CAPITAL REGION MEDICAL CENTER	Sec/Twn/Rng	18/44/11
Mailing Address	1125 MADISON ST	Square Feet (Above Grade)	1,160
City State ZIP	JEFFERSON CITY, MO 65101	Basement Type	Full
Property Address	1110 Oak St	Finished Bsmnt. Size (Sq. Ft.)	870
Subdivision	WOODCREST ADDN	Year Built	1960
Subdivision Image	WOODCREST ADDN	Date Certified	1/1/2015
Property Description	PT OL 78 THE SLY 47' OF LOT 21	Property Values (Land)	Comm: \$0 Ag: \$0 Res: \$7,000
Book-Page Date	635 -377 08/08/2013	Property Values (Improv.)	Comm: \$0 Ag: \$0 Res: \$67,100
Book-Page Date	428 -771& 10/04/2000	Appraised Value	\$74,100

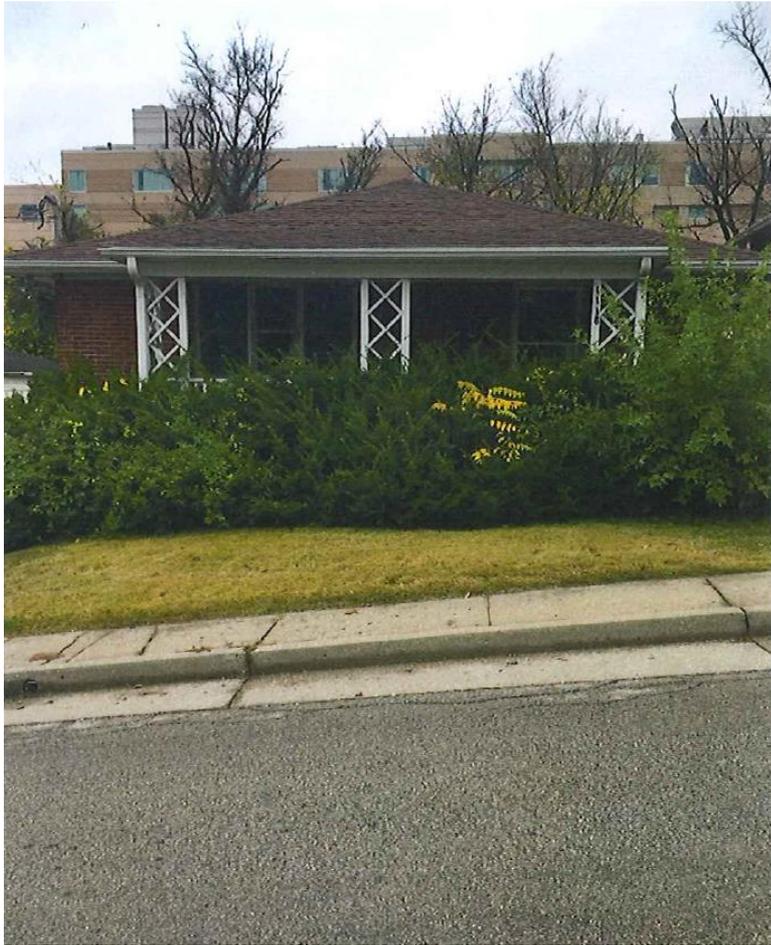
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Map Scale
1 inch = 361 feet
 11/10/2015

1110 Oak St Demolition Application



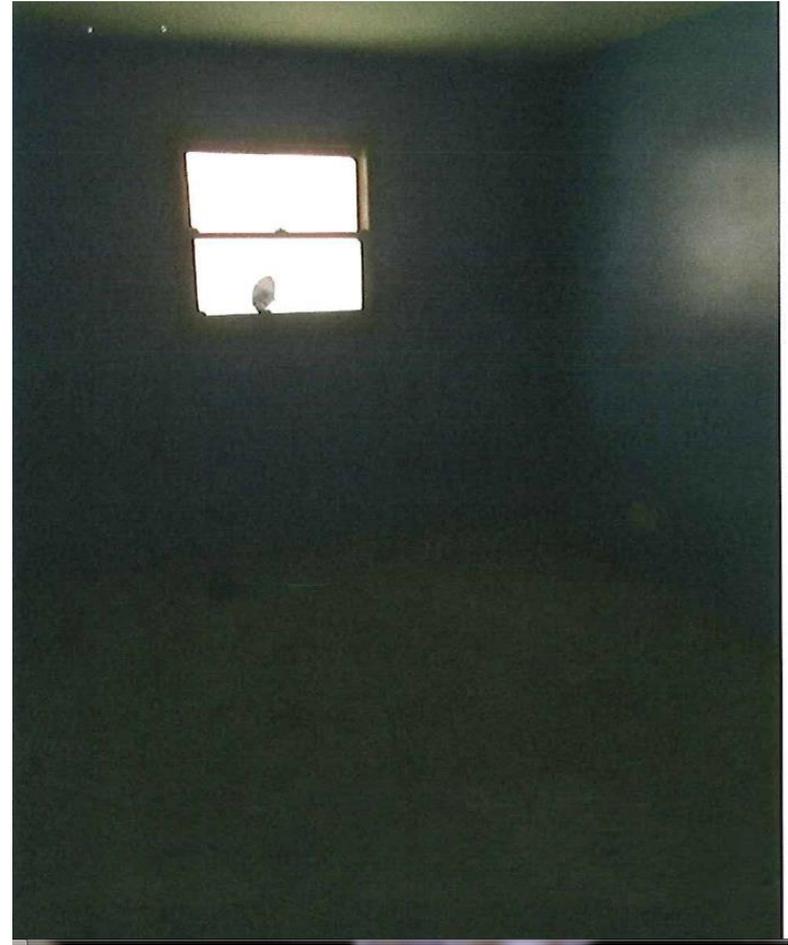
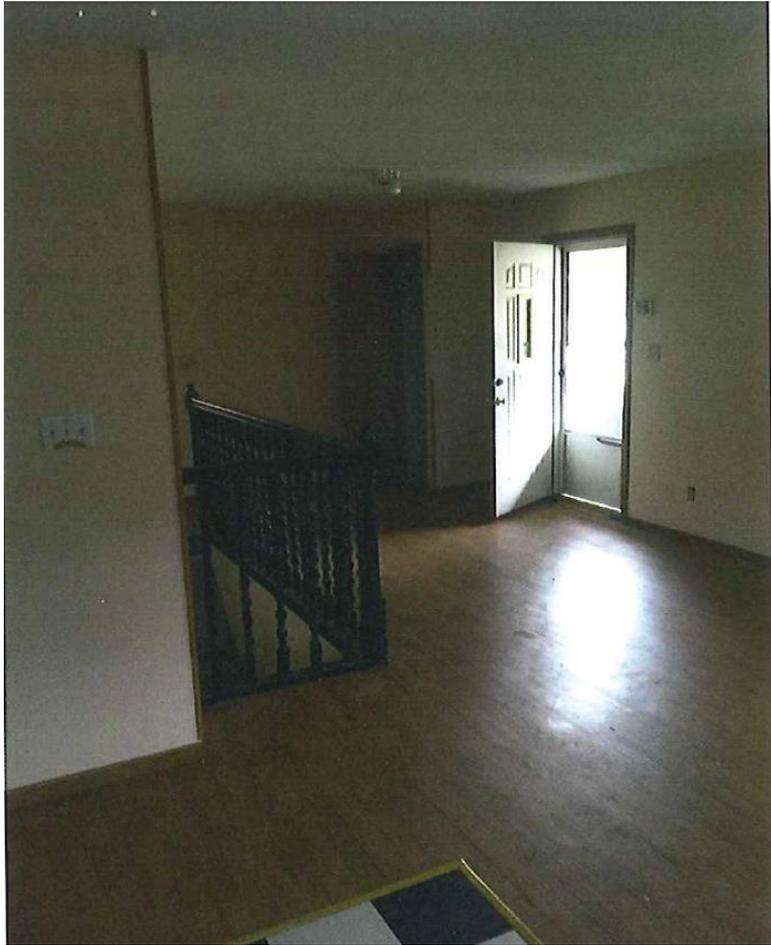
1110 Oak St Demolition Application



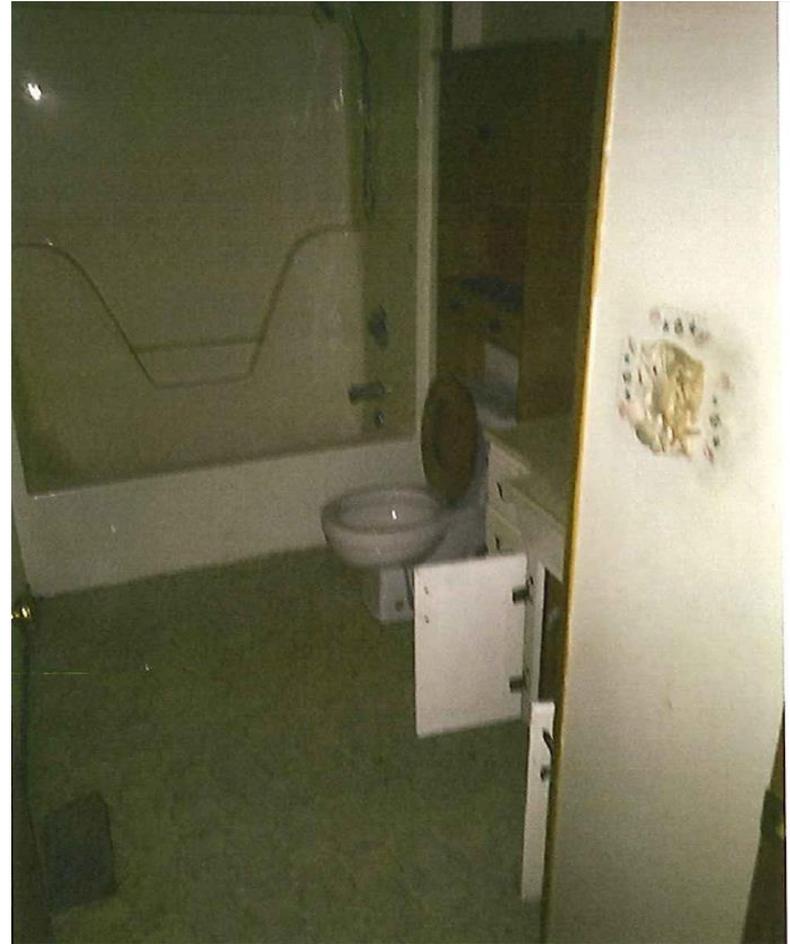
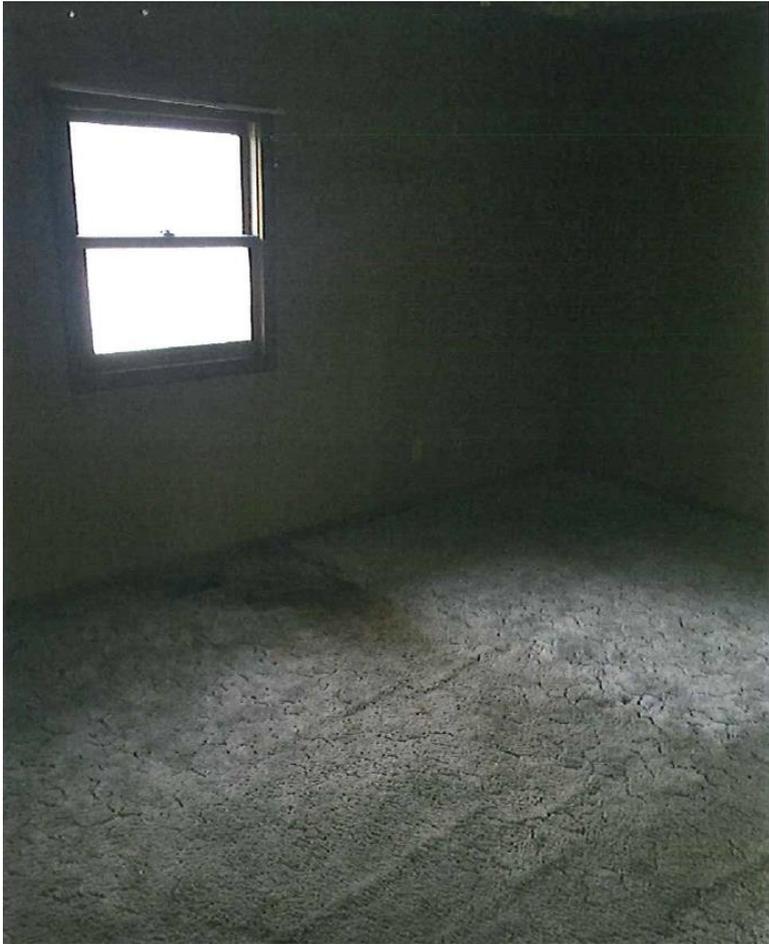
1110 Oak St Demolition Application



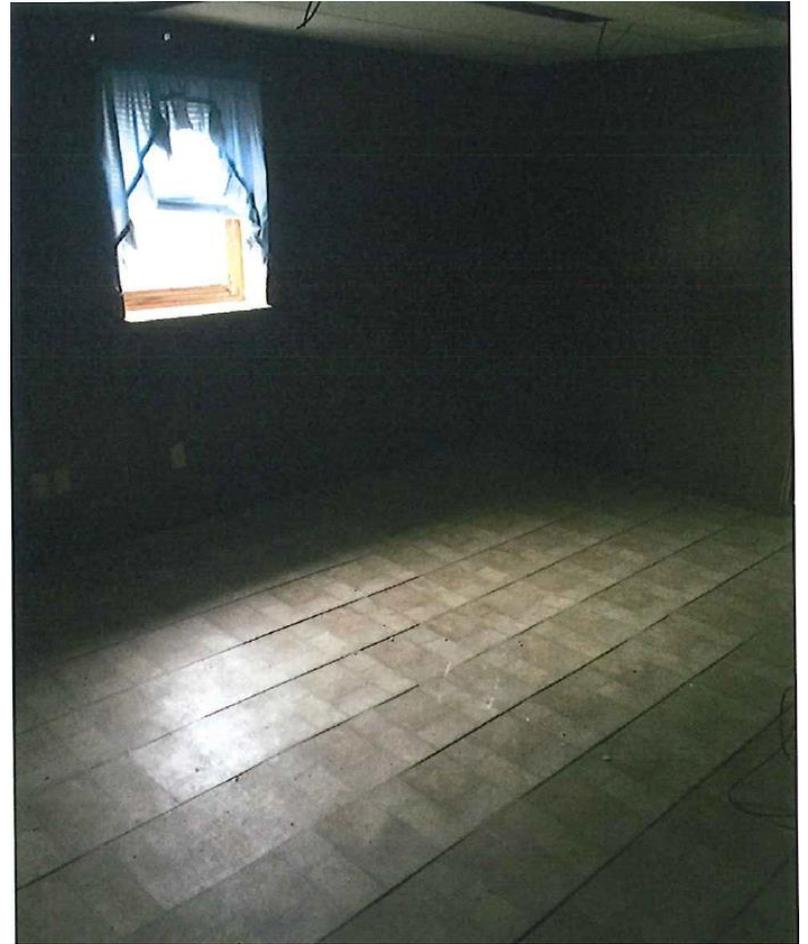
1110 Oak St Demolition Application



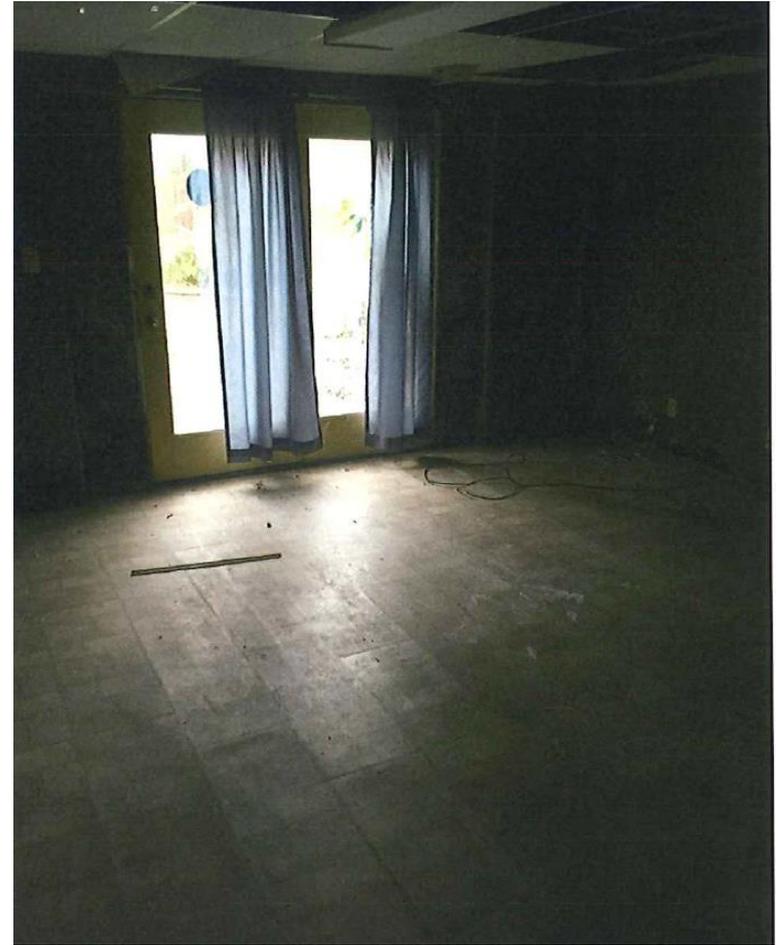
1110 Oak St Demolition Application



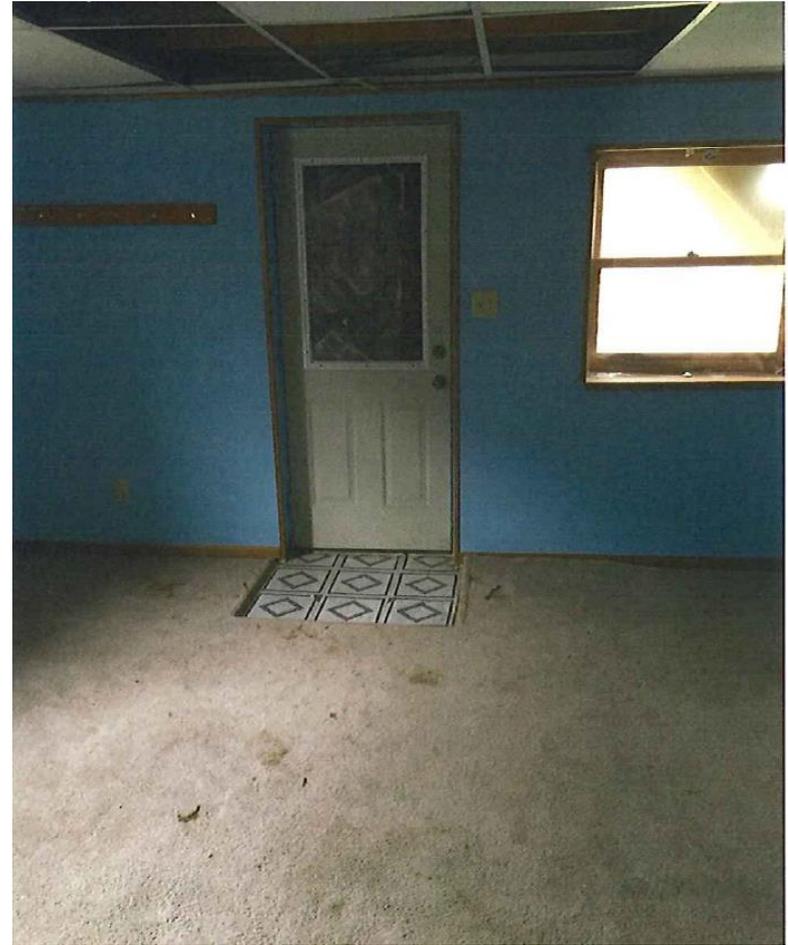
1110 Oak St Demolition Application



1110 Oak St Demolition Application



1110 Oak St Demolition Application



City of Jefferson

Department of Planning & Protective Services
320 E. McCarty Street
Jefferson City, MO 65101



Carrie Tergin, Mayor

Janice McMillan, AICP, Director
Phone: 573-634-6410
Fax: 573-634-6457

To: City of Jefferson Historic Preservation Commission

From: Jayme Abbott, Neighborhood Services Coordinator

Date: November 10, 2015

Re: Demolition Permit Review at 1112 Oak St

The following information regarding an application for demolition is being submitted for your review and comments in accordance with the requirements of the demolition ordinance.

DEMOLITION PERMIT REVIEW	
	Property is associated with events that have made a significant contribution to our history.
	Property is associated with the lives of persons significant in our past.
	Property embodies the distinctive characteristics of a type, period or method of construction, or represents a work of a master, or possesses high artistic values.
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Historic Preservation Commission Representative

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Please direct questions to Jayme Abbott, Neighborhood Services Coordinator

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Application to the Historic Preservation Commission can take place prior to completion of the rest of the Demolition Permit Application.

Address: 1112 Oak Street

1. Year Built 1940
2. Is the structure 50 (fifty) years or older? Yes No
3. Is the structure listed on the National Register of Historic Places? Yes No
(Please see the list of properties at <http://www.dnr.mo.gov/shpo/Cole.htm>)
4. Is the structure a recipient of a City of Jefferson Landmark Award? Yes No
(Please see the list of properties at <http://www.jeffersoncitymo.gov/pps/LandmarkAwards.html>)
5. Historical name of structure (if any) —
6. Historical use —
7. Most recent use Vacant
8. If answers to Questions 2, 3 or 4 are "Yes," please provide a statement addressing why the property cannot be rehabilitated or restored with a reasonable economic return to the owner (attach additional pages if necessary):

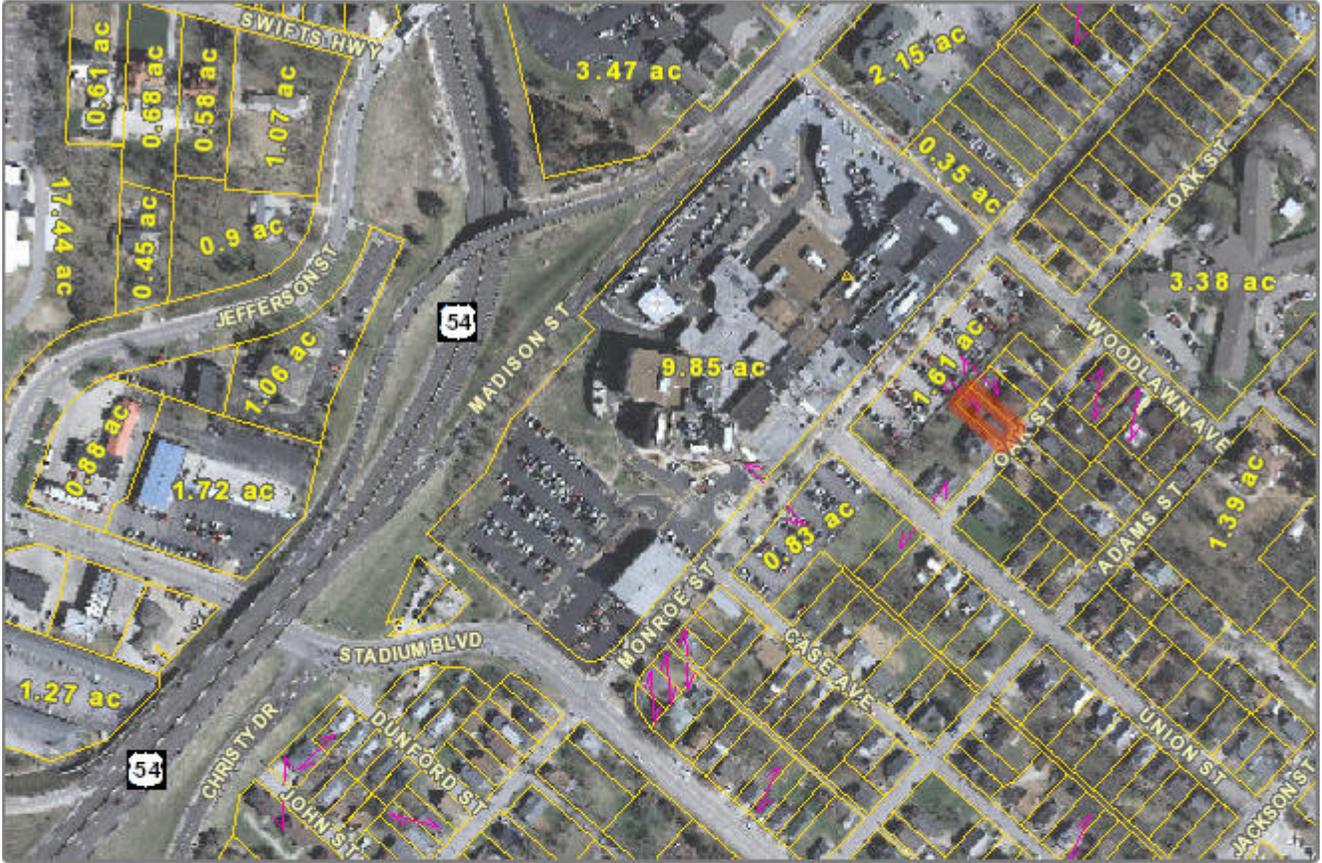
9. Please attach photographs either in hard copy or digital files of all exterior sides, interior rooms and stairwells. Photographs should have been taken within the last ninety (90) days.
 Hard copy photographs Digital files

10. Applicant Contact Name and Phone Number:

Name: Martin Grabanski

Phone: 573-616-9751

MidMoGIS, MO

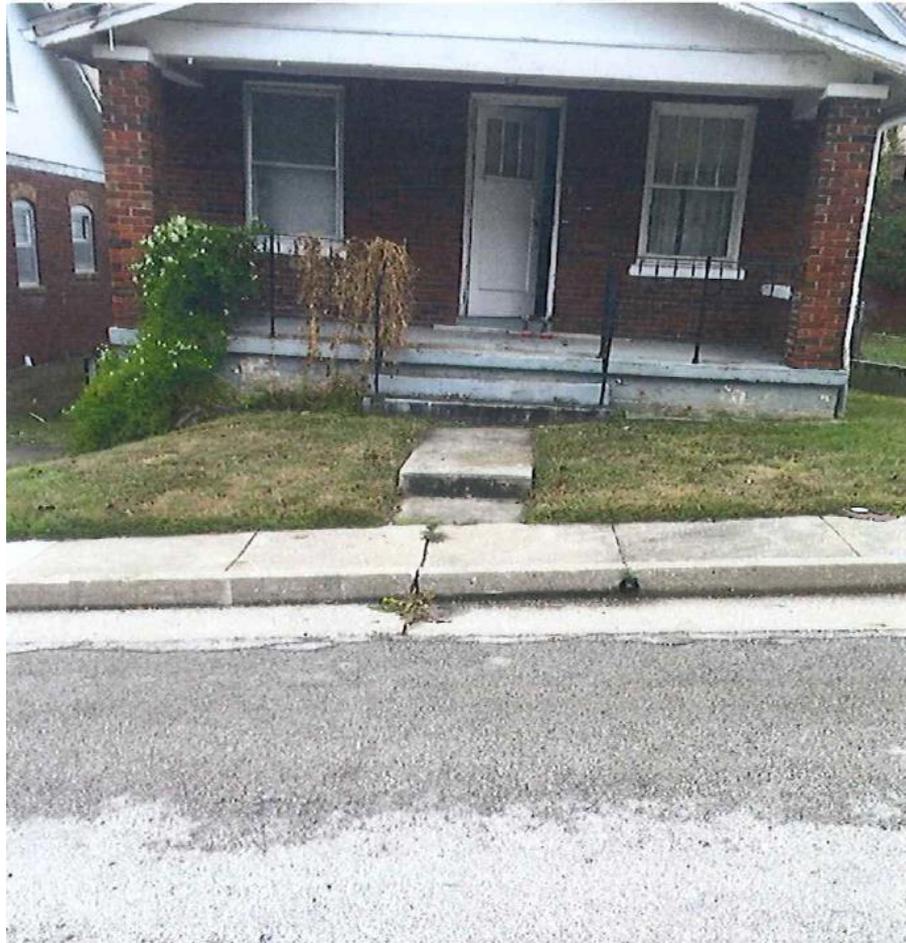


Parcel ID	1104180002002034	Book-Page Date	414 -345 09/20/1999
Owner Name	CAPITAL REGION MEDICAL CENTER	Sec/Twn/Rng	18/44/11
Mailing Address	1125 MADISON ST	Square Feet (Above Grade)	1,420
City State ZIP	JEFFERSON CITY, MO 65101	Basement Type	Full
Property Address	1112 Oak St	Finished Bsmnt. Size (Sq. Ft.)	
Subdivision	WOODCREST ADDN	Year Built	1920
Subdivision Image	WOODCREST ADDN	Date Certified	1/1/2015
Property Description	PT OL 78 NLY 40' OF LOT 22	Property Values (Land)	Comm: \$0 Ag: \$0 Res: \$7,000
Book-Page Date	410 -646 06/11/1999	Property Values (Improv.)	Comm: \$0 Ag: \$0 Res: \$50,100
Book-Page Date	381 -321 10/10/1996	Appraised Value	\$57,100

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 333 feet
 11/10/2015

1112 Oak St Demolition Application





Property is not listed on the National Register nor received City Landmark Designation

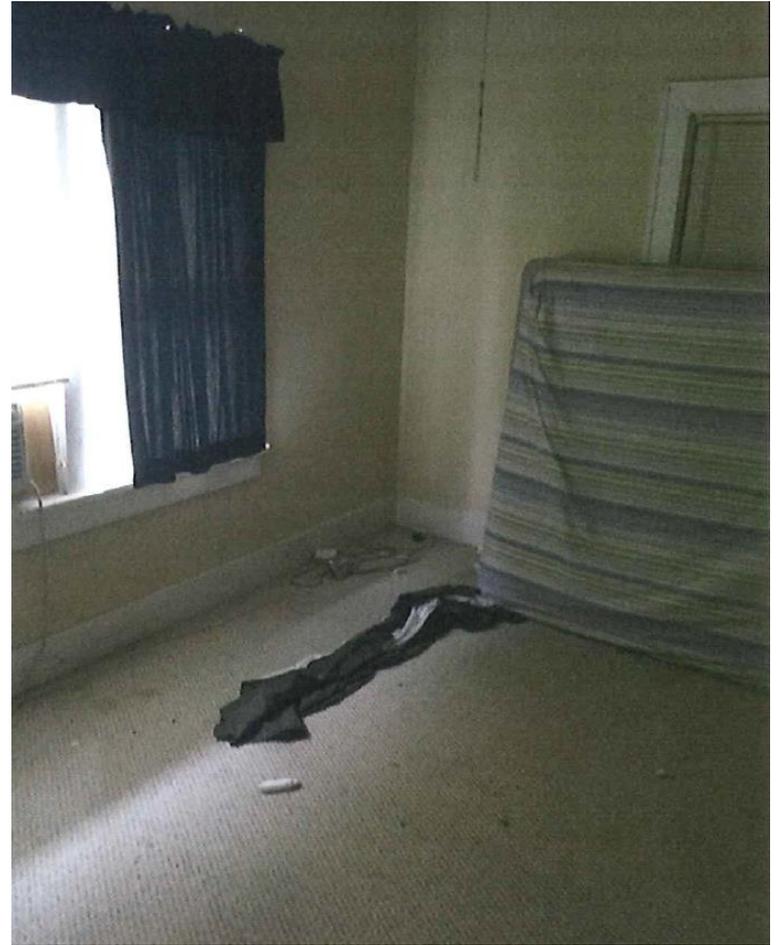
Property is owned by Capital Region Medical Center.

Parcel ID	1104180002002034	Book-Page Date	414 -345 09/20/1999
Owner Name	CAPITAL REGION MEDICAL CENTER	Sec/Twn/Rng	18/44/11
Mailing Address	1125 MADISON ST	Square Feet (Above Grade)	1,420
City State ZIP	JEFFERSON CITY, MO 65101	Basement Type	Full
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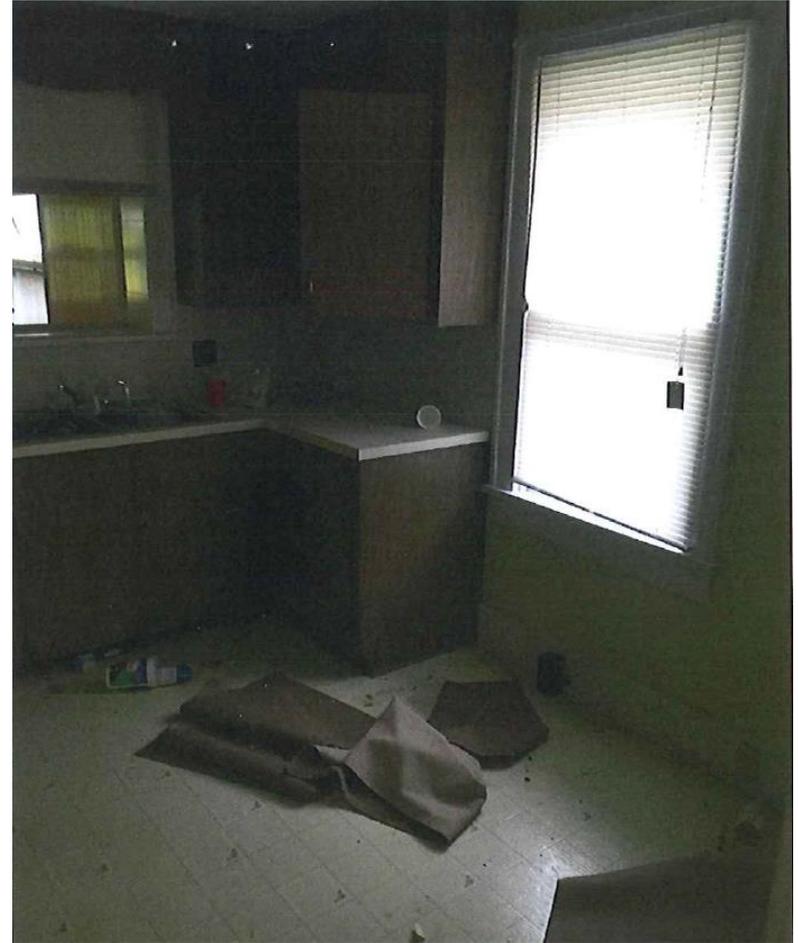
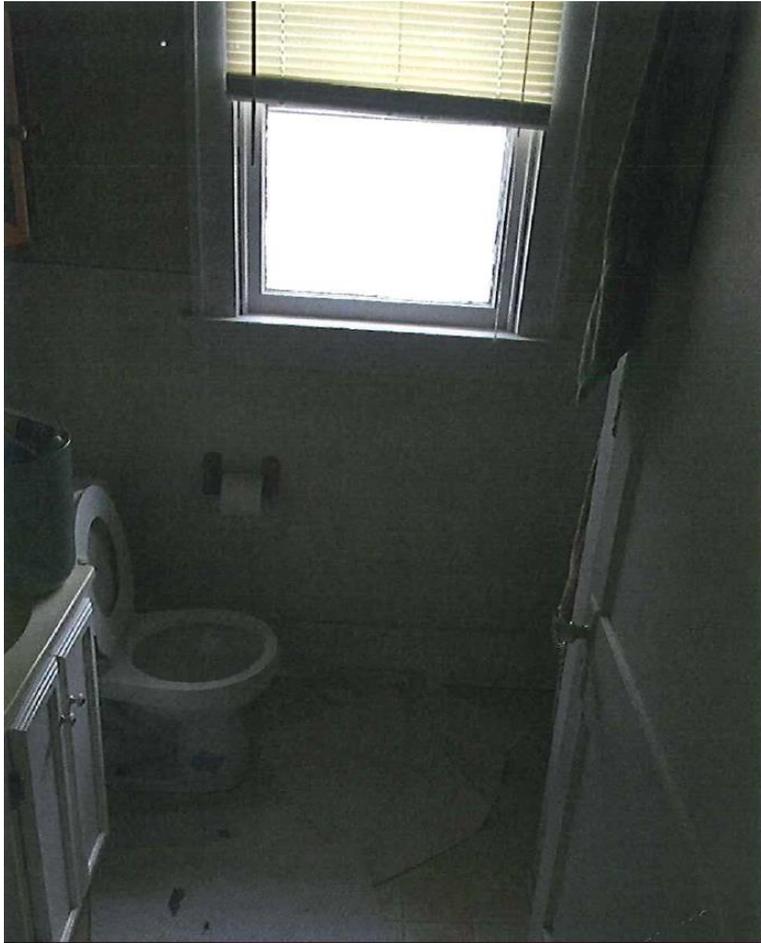
1112 Oak St Demolition Application



1112 Oak St Demolition Application



1112 Oak St Demolition Application



City of Jefferson

Department of Planning & Protective Services
320 E. McCarty Street
Jefferson City, MO 65101



Carrie Tergin, Mayor

Janice McMillan, AICP, Director
Phone: 573-634-6410
Fax: 573-634-6457

To: City of Jefferson Historic Preservation Commission

From: Jayme Abbott, Neighborhood Services Coordinator

Date: November 10, 2015

Re: Demolition Permit Review at 1114 Oak St

The following information regarding an application for demolition is being submitted for your review and comments in accordance with the requirements of the demolition ordinance.

DEMOLITION PERMIT REVIEW	
	Property is associated with events that have made a significant contribution to our history.
	Property is associated with the lives of persons significant in our past.
	Property embodies the distinctive characteristics of a type, period or method of construction, or represents a work of a master, or possesses high artistic values.
	Property has a visual or spatial relationship to designated or potential landmarks or districts.
	Property is in disrepair or structurally unsound
	Property appears to be practical to rehabilitate

The Historic Preservation Commission reviewed this property and makes the following recommendation to the Department of Planning and Development:

- There will be “no historic properties affected” by the demolition and the permit is approved by this commission.
- Demolition will have a “no adverse effect” and the permit is approved by this commission.
- Demolition will have an “adverse effect” and the permit is not approved by this commission.

By: _____ Date: _____
Historic Preservation Commission Representative

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

HISTORIC PRESERVATION CHECKLIST

Please direct questions to Jayme Abbott, Neighborhood Services Coordinator

Section 8- 32 of the City Code provides the Historic Preservation Commission with 60 days to review demolition application(s) affecting structures which are 50 years of age or older. Exterior & interior color photographs and a statement as to why the property cannot be rehabilitated or restored are required to be submitted with the demolition permit application. A negative response by the Historic Preservation Commission is not grounds for denying a demolition permit.

Application to the Historic Preservation Commission can take place prior to completion of the rest of the Demolition Permit Application.

Address: 1114 Oak Street

1. Year Built 1940

2. Is the structure 50 (fifty) years or older? Yes No

3. Is the structure listed on the National Register of Historic Places? Yes No
(Please see the list of properties at <http://www.dnr.mo.gov/shpo/Cole.htm>)

4. Is the structure a recipient of a City of Jefferson Landmark Award? Yes No
(Please see the list of properties at <http://www.jeffersoncitymo.gov/pps/LandmarkAwards.html>)

5. Historical name of structure (if any) —

6. Historical use —

7. Most recent use Vacant

8. If answers to Questions 2, 3 or 4 are "Yes," please provide a statement addressing why the property cannot be rehabilitated or restored with a reasonable economic return to the owner (attach additional pages if necessary):

9. Please attach photographs either in hard copy or digital files of all exterior sides, interior rooms and stairwells. Photographs should have been taken within the last ninety (90) days.

Hard copy photographs

Digital files

10. Applicant Contact Name and Phone Number:

Name: Martin Grabanski

Phone: 573-616-9751

MidMoGIS, MO



Parcel ID	1104180002002022	Book-Page Date	500 -950& 03/30/2004
Owner Name	CAPITAL REGION MEDICAL CENTER	Sec/Twn/Rng	18/44/11
Mailing Address	1125 MADISON ST	Square Feet (Above Grade)	1,290
City State ZIP	JEFFERSON CITY, MO 65101	Basement Type	Full
Property Address	1114 Oak St	Finished Bsmnt. Size (Sq. Ft.)	
Subdivision	WOODCREST ADDN	Year Built	1925
Subdivision Image	WOODCREST ADDN	Date Certified	1/1/2015
Property Description	PT OL 78: LOTS 18, 25, 26, 27, 28, 29, 30, 31, 32, 33; S 30' LOT 24 & N 20' LOT 19 & LOT 23	Property Values (Land)	Comm: \$0 Ag: \$0 Res: \$14,000
Book-Page Date	217 -32 01/07/1970	Property Values (Improv.)	Comm: \$0 Ag: \$0 Res: \$99,400
Book-Page Date	319 -427 01/18/1990	Appraised Value	\$127,400

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Map Scale
1 inch = 372 feet
 11/10/2015

1114 Oak St Demolition Application





Property is not listed on the National Register nor received City Landmark Designation

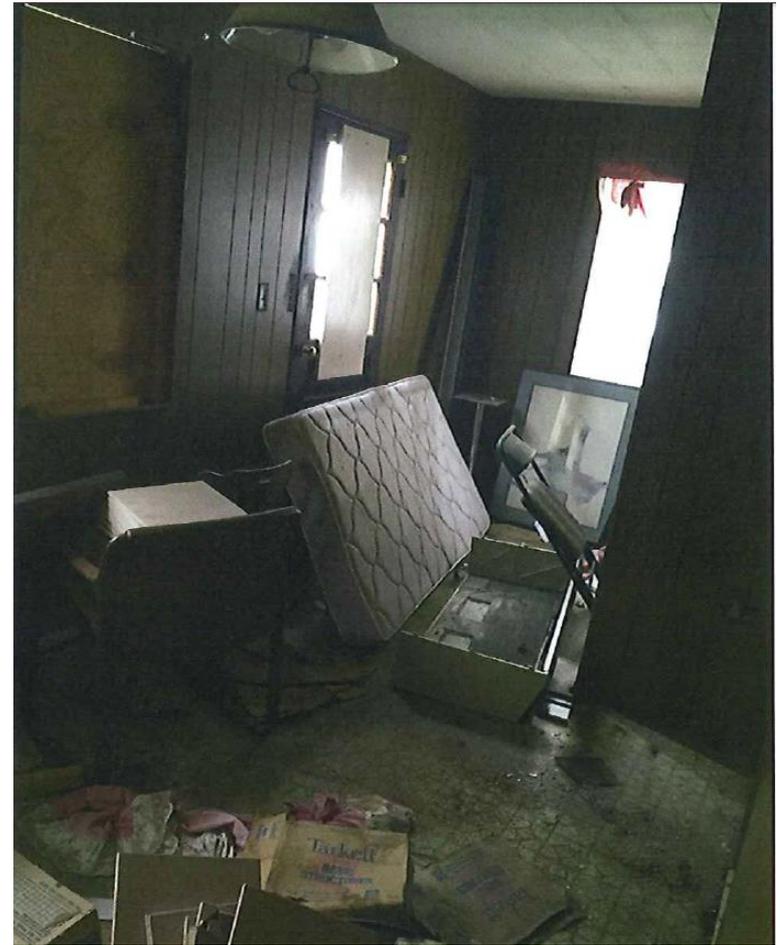
Property is owned by Capital Region Medical Center.

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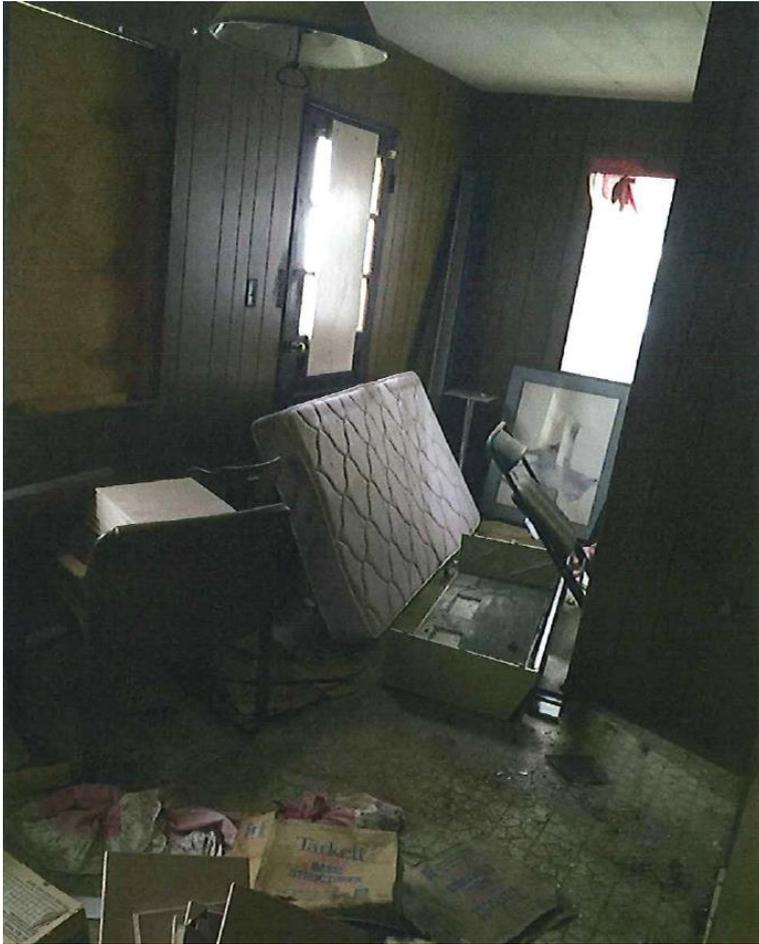
1114 Oak St Demolition Application



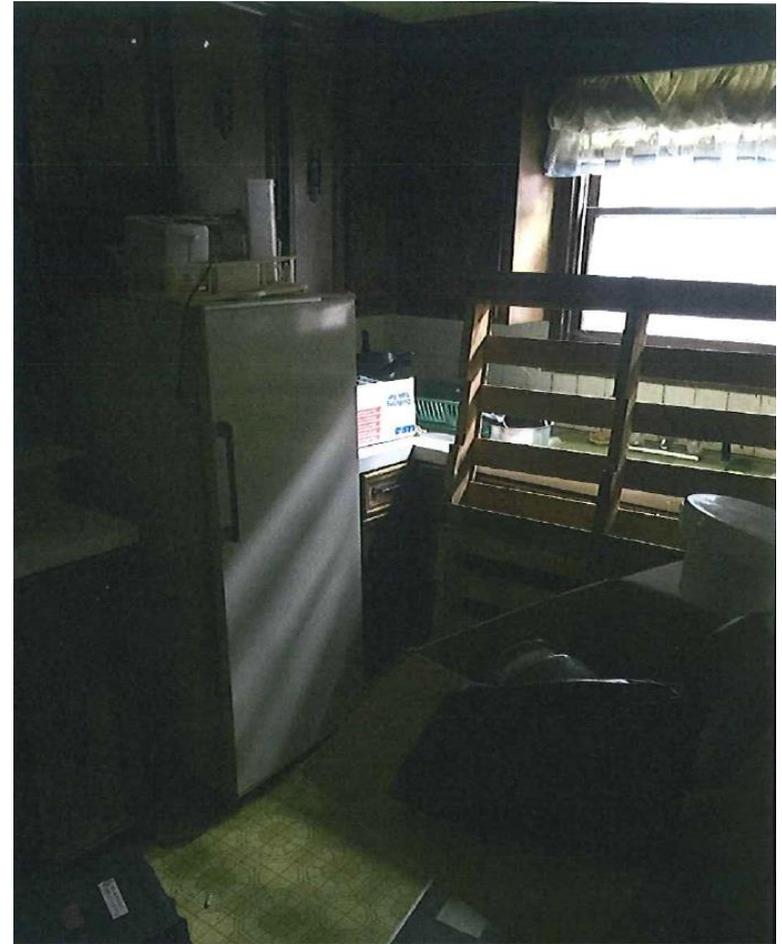
1114 Oak St Demolition Application



1114 Oak St Demolition Application



1114 Oak St Demolition Application



City of Jefferson

Department of Planning & Protective Services
320 E. McCarty Street
Jefferson City, MO 65101



Carrie Tergin, Mayor

Janice McMillan, AICP, Director
Phone: 573-634-6410
Fax: 573-634-6457

To: City of Jefferson Historic Preservation Commission

From: Jayme Abbott, Neighborhood Services Coordinator

Date: November 10, 2015

Re: Demolition Permit Review at 1120 Oak St

The following information regarding an application for demolition is being submitted for your review and comments in accordance with the requirements of the demolition ordinance.

DEMOLITION PERMIT REVIEW	
	Property is associated with events that have made a significant contribution to our history.
	Property is associated with the lives of persons significant in our past.
	Property embodies the distinctive characteristics of a type, period or method of construction, or represents a work of a master, or possesses high artistic values.
	Property has a visual or spatial relationship to designated or potential landmarks or districts.
	Property is in disrepair or structurally unsound
	Property appears to be practical to rehabilitate

The Historic Preservation Commission reviewed this property and makes the following recommendation to the Department of Planning and Development:

- There will be “no historic properties affected” by the demolition and the permit is approved by this commission.
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Application to the Historic Preservation Commission can take place prior to completion of the rest of the Demolition Permit Application.

Address: 1120 Oak Street

1. Year Built 1940

2. Is the structure 50 (fifty) years or older? Yes No

3. Is the structure listed on the National Register of Historic Places? Yes No
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6. Historical use —

7. Most recent use Vacant

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Name: Martin Grabanski

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MidMoGIS, MO



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Mailing Address	1125 MADISON ST	Square Feet (Above Grade)	1,290
City State ZIP	JEFFERSON CITY, MO 65101	Basement Type	Full
Property Address	1114 Oak St	Finished Bsmnt. Size (Sq. Ft.)	
Subdivision	WOODCREST ADDN	Year Built	1925
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Property Description	PT OL 78: LOTS 18, 25, 26, 27, 28, 29, 30, 31, 32, 33; S 30' LOT 24 & N 20' LOT 19 & LOT 23	Property Values (Land)	Comm: \$0 Ag: \$0 Res: \$14,000
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1120 Oak St Demolition Application



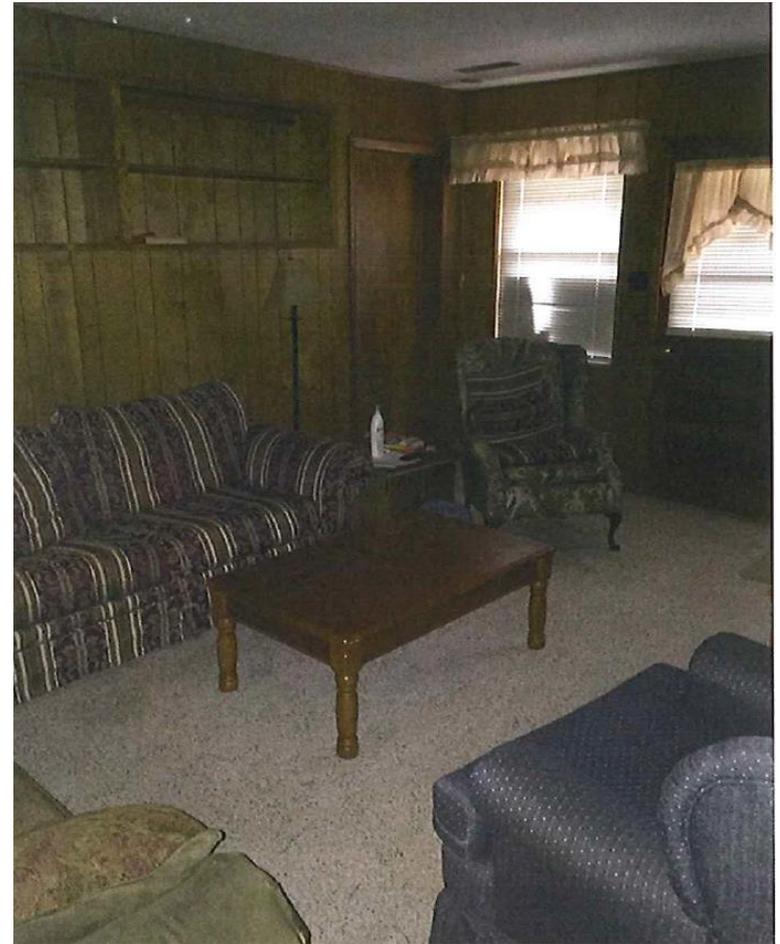
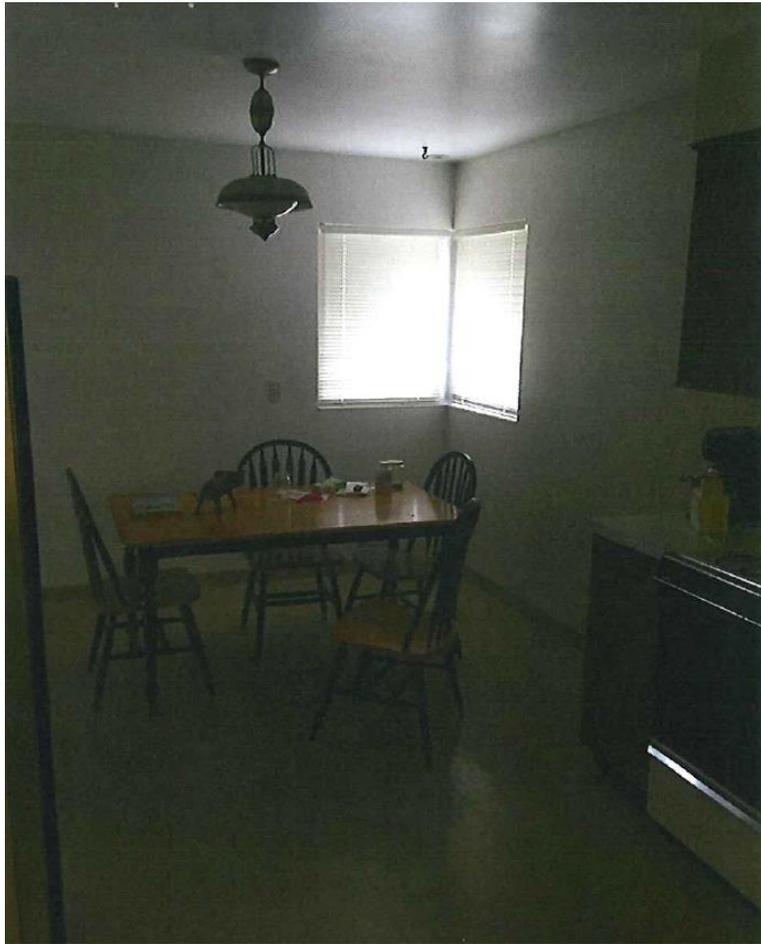
1120 Oak St Demolition Application



1120 Oak St Demolition Application



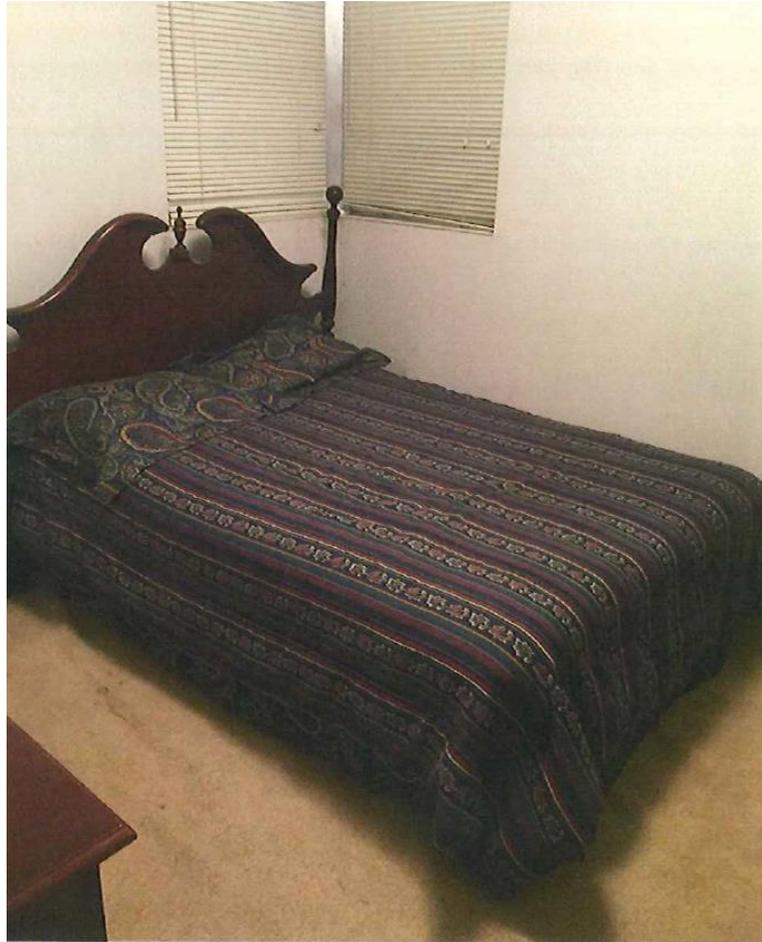
1120 Oak St Demolition Application



1120 Oak St Demolition Application



1120 Oak St Demolition Application



CERTIFIED LOCAL GOVERNMENT PROGRAM
ANNUAL REPORT

City Of Jefferson

Historic Preservation Commission Activities

October 1, 2014 through September 30, 2015

Prepared by

Jayne Abbott, Neighborhood Services Coordinator

For submission to
Missouri Department of Natural Resources
State Historic Preservation Office
P.O. Box 176
Jefferson City, MO 65102

TABLE OF CONTENTS

1. Introduction
2. Historic Preservation Commission Membership
3. Scheduled Meetings Held and Attendance Records
4. Subcommittees and Study Groups
5. Commission Activities:
 - a. Landmarks Designations
 - b. District Designations
 - c. National Register Nominations Reviewed
 - d. Cases Reviewed and Decisions
 - e. Training and Conferences
 - f. Public Education and Outreach
6. Comprehensive Historic Preservation Plan
7. Historic Properties Inventory Status

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.

**2016
HISTORIC PRESERVATION COMMISSION
MEETING SCHEDULE**

The following is a draft of the list of regularly scheduled meetings of the Historic Preservation Commission for 2016.

All meetings have been set to be held at 6:30 p.m. in the Boone/Bancroft Conference Room on the Second Tuesday of each month.

January 12

February 9

March 8

April 12

May 10

June 14

July 12

August 9

September 13

October 11

November 8

December 13