

**CERTIFIED LOCAL GOVERNMENT PROGRAM**  
**ANNUAL REPORT**

**City Of Jefferson**

**Historic Preservation Commission Activities**

**October 1, 2013 through September 30, 2014**

**Prepared by**

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**For submission to**  
**Missouri Department of Natural Resources**  
**State Historic Preservation Office**  
**P.O. Box 176**  
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# **Certified Local Government Program Annual Report**

## **1. Introduction:**

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

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

During 2011 an architectural survey of a Jefferson City neighborhood was presented to the commission. As a result of that survey, the City of Jefferson applied for, and was awarded, a grant to complete a National Register nomination. The Moreau Drive Historic District was presented before the Missouri Advisory Council on Historic Preservation on August 9, 2013 and was officially listed on the National Register on December 11, 2013.

In October of 2013, an amendment to the Chapter 8 Code was passed. Demolition applications are now required to submit interior photos, within the past 90 days, on buildings 50 years old or more. In addition the owner is to provide written explanation why the structure cannot be rehabilitated.

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 participating in public outreach , supporting local efforts to preserve the old Missouri State Penitentiary and the Old Jail/Sheriff Residence.

## **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.*

<b>Member Name</b>	<b>Appointed</b>	<b>Expires</b>	<b>Preservation Related Field (as applicable)</b>
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
Artie Langston	5/09	12/14	Active Citizen
Art Hernandez	2/12	02/16	Active Citizen (Lawyer)
Mark Schreiber	2/12	12/14	Historian
Douglas Record	5/13	12/16	Registered Architect
Jane Moore	12/12	12/15	Active Citizen
Brent Hemphill	8/13	12/16	Active Citizen

## **3. Scheduled Meetings Held and Attendance:**

<b>MEMBER NAME</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>
Ed Meyers	X	X	Cancelled	X	X	-	X	X	X	Cancelled	X	Cancelled
Bill Case	X	X	Cancelled	X	X	X	X	X	X	Cancelled	X	Cancelled
Mary Schantz	X	-	Cancelled	X	X	X	X	X	X	Cancelled	-	Cancelled
Brent Hemphill	-	X	Cancelled	X	-	X	X	X	-	Cancelled	X	Cancelled
Art Hernandez	-	-	Cancelled	X	-	X	-	-	X	Cancelled	X	Cancelled
Artie Langston	-	-	Cancelled	X	X	-	-	-	X	Cancelled	-	Cancelled
Jane Moore	X	X	Cancelled	X	-	-	X	X	X	Cancelled	X	Cancelled
Doug Record	-	X	Cancelled	X	X	X	X	X	X	Cancelled	X	Cancelled
Mark Schreiber	X	X	Cancelled	X	X	X	-	-	X	Cancelled	-	Cancelled

#### **4. Subcommittees and Study Groups:**

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

MSP – The 2013 CLG reported CJHPC’s concerns for state of disrepair the old Missouri State Penitentiary. Correspondence was submitted to the Office of Administration which resulted in a response of “The Office of Administration will be happy to work with you and your staff to consider options.” Consequently the Convention and Visitor’s Bureau (CVB) closed the MSP tours due to concerns of mold and other hazardous materials.

On November 7, 2013, State and City officials agreed to split the cost of repairs and remediation at MSP which would allow the CVB to resume the tours in spring of 2014. Repairs at the prison included the following:

- Sealing and repairing windows, replacing roofs and remediation/cleanup of hazardous materials in Housing Units 1, 3 and 4;
- Adding Plexiglas to windows on the south side and at front and rear entries of Housing Unit 4; and
- Repairing the roof and remediation/cleanup of hazardous material in the gas chamber.
- The agreement also states the state will spend another \$25,000 for further testing for hazardous materials in Housing Units 1, 3 and 4, and the gas chamber.

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. The program provides tax incentives from 3-5 years of their total property tax up to \$3,000 for façade renovations. 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 1951; 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.jeffcitymo.org/pps/nbrhdreinvestact.html](http://www.jeffcitymo.org/pps/nbrhdreinvestact.html). During 2014, the façade committee met seven times and approved six applications. All properties are located in the Downtown Jefferson City area.

Spanish American War Memorial – Late 2013, it was brought to CJHPC’s attention of the possibility of the National Guard moving the Spanish American War Memorial from its current site to a more visible location. The Spanish American War Memorial is part of the Blue Star Park. During the November 12, 2013, CJHPC meeting it was decided to contact the National Guard requesting that the CJHPC be part of their planning process and invite them to attend one of the meetings. Early 2014, the National Guard had decided not to move the memorial. Missouri Department of Transportation decided to donate the memorial to the City of Jefferson with a reversion clause.

Abandoned/Vacant Buildings – During the program year the abandoned/vacant buildings was 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 \$44.00 registration fee. Then the owner must pay \$32 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 two years of implementation, as 45 buildings have been removed from the list. This represents one-third of the buildings identified as meeting the definition of abandoned. The success of this program has occurred even at a time when staffing was not optimal... the City was

without a Building Official, and the Senior Housing Inspector was doing “double-duty,” serving inspection functions in both property maintenance and new building construction.

Old County Jail and Sheriff’s Residence – In 1972 the Old County Jail Sheriff’s Residence was listed on the National Register of Historic Places. In 2010, the CJHPC named the property a local Landmark. The Missouri Preservation Alliance added the property to its Most Endangered Historic Places List. Late 2013, the Cole County Commission announced the need for additional court room space. The architect provided two options 1) renovate existing pace or 2) demolish and build new. The HCP sent a letter to the County Council after the March 2014 meeting expressing concern about the structure. The letter requested the Council consider rehab and reusing the structure. During the April 16, 2014 County Council meeting Bill Case, Vice Chair testified on behalf of the HCP expressing our desire to see the structure rehabbed and reused and not destroyed. At this time it appears that the County Commission has put the demolition project on hold.

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 properties were designated as Landmarks by Ordinance No. 15250 on April 7, 2014

<b>Property</b>	<b>Address</b>	<b>HPF Project/Local</b>
WEHCO Media	210 Monroe St	Local
Jefferson City Country Club	516 South Country Club Dr	Local
Eickhoff Home	1214 Elmerine Ave	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: [www.jeffcitymo.org/main/historicpreservationcommission.html](http://www.jeffcitymo.org/main/historicpreservationcommission.html). 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.

<b>District Name</b>	<b>Type of District</b>	<b>HPF Project/Local</b>
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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.

<b>Date</b>	<b>Property/District</b>	<b>Recommendation/Decision</b>
12/11/2013	Moreau Drive Historic District	Listed in National Register of Historic Places
6/27/2014	West End Saloon, 700-702 W Main St	Listed in National Register of Historic Places

The Moreau Drive Historic District was detailed in 2013 CLG report. The listing was officially entered in the National Register of Historic Places on December 11, 2013. The project was paid in part by Historic Preservation Fund Grant in the amount of \$10,650, under project number 29-12-41932-004. Lynn Josse served as a consultant to complete a nomination to the National Register of Historic Places for the Moreau Drive Neighborhood. The proposed district is roughly along Moreau Drive between Bald Hill Road and Green Berry Road, including multiple adjacent properties. The neighborhood contains roughly 310 resources including 255 main buildings, 51 outbuildings, 3 landscaped islands and 1 Civil War monument.

The CJHPC reviewed the West End Saloon (Paddy Malone's) during the April 8, 2014, commission meeting. The nomination was prepared by Rhonda Chalfant, Ph.D. The nomination was for Criterion A of one contributing building which functioned as a restaurant-saloon, medical business, bakery, and apartments. The period of significance was 1893-1933. Both the CJHPC and Mayor completed the Nomination Review Report Form and submitted for comment.

**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:

<b>Date</b>	<b>Property/Address</b>	<b>Recommendation and Decisions</b>
10/08/13	3221 N Ten Mile Drive	Denied – recommended adaptive reuse or deconstruction to preserve part of the interior\exterior.
11/12/13	1207 E Miller	Recommended Approval
01/14/14	1205 E Miller	Recommended Approval
01/14/14	923 Harding	Recommended Approval
03/11/14	1110 Monroe St	Recommended Approval
03/11/14	1842 E McCarty St	Recommended Approval
03/11/14	2653 Frog Hollow Rd	Recommended Approval
04/08/14	435 Clark Ave	Recommended Approval
04/08/14	212 W Elm St	Recommended Approval
05/13/14	827 Clark Ave	Recommended Approval
06/10/14	501 Marshall	Recommended Approval
08/12/14	206 W Elm St	Recommended Approval
08/12/14	229 W McCarty 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.

<b>Date</b>	<b>Property/Address</b>	<b>Recommendation and Decisions</b>
11/12/13	1619 Ridgewood Dr	No Adverse Effects
11/12/13	1017 W High	No Adverse Effects
11/12/13	2425 St. Louis Rd	No Adverse Effects
01/14/14	814 Washington	No Adverse Effects
02/11/14	Antennae Modification , 803 Swifts Hwy	No Adverse Effects
03/11/14	510 E Ashley St	No Adverse Effects
03/11/14	627 Georgia St	No Adverse Effects
05/13/14	1806 Swifts Hwy	No Adverse Effects
05/13/14	815 Madison St	No Adverse Effects
05/13/14	1130 E High St	No Adverse Effects
05/13/14	1031 W Main St	No Adverse Effects
05/13/14	803 Clark Ave	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.

<b>Date</b>	<b>Location</b>	<b>Description of Event and Commissioners Attending</b>
11/1/2013	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. Jayme Abbott, Neighborhood Services Coordinator; Ed Meyers CJHPC Chair and Bill Case CJHPC Vice Chair attended the meeting.
03/07/2014	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. Jayme Abbott, Neighborhood Services Coordinator; Bill Case CJHPC Vice Chair and Mary Schantz Secretary attended the meeting.
04/11/2014	Lewis & Clark DNR Office Bldg	2014 Missouri Certified Local Government Forum – Janice McMillan and Jayme Abbott, CJHPC Liaisons attended.
06/10/2014	City Hall	SHPO completed Section 106 training to the City of Jefferson Historic Preservation Commission. Other interested parties and groups were also in attendance such as Historic City of Jefferson.
7/16/2014 – 7/20/2014	Philadelphia, PA	Jayme Abbott, CJHPC Liaison attended the National Association of Preservation Commission 2014 Forum which was made possible by the Historic Preservation Fund Grant. Workshops included Planning and Preparing Cultural Resources for Disasters, Preservation in Diverse Communities, Urban Heritage Corridors: How Layered History Informs Revitalization Efforts, Applying Building Codes to Historic Buildings, etc. During the August 12, 2014 meeting Ms. Abbott made a presentation to the CJHPC regarding information learned at the forum.
08/15/2014	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. Jayme Abbott, Neighborhood Services Coordinator and 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
5/20/2014	Heritage Week Activities
5/20/2014	2014 Local Landmark Designations Award Ceremony
5/20/2014	Greg Stockard Distinguished Service Award Presentation – Michelle Brooks
5/20/2014	Heritage Essay Contest
5/20/2014	Heritage Art Contest
5/20/2014	Heritage Media Contest
8/17/2014	Summer Social in the Park –celebrate the Moreau Drive Historic District Listing. HPC member Jane Moore had a table discussing the Landmark Award.

**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.