

NOTICE OF REGULAR MEETING AND TENTATIVE AGENDAⁱ



City of Jefferson Historic Preservation Commission Tuesday, March 8, 2016 ~ 6:00 p.m.

John G. Christy Municipal Building, 320 East McCarty Street
Boon/Bancroft Conference Room

TENTATIVE AGENDA

1. Call to Order and Roll Call
 2. Approval of Agenda (as printed or amended)
 3. Approval of Minutes for the February 9, 2016 Regular Meeting
 4. Demolition Application
 - a. 603 Madison St
 5. New Business
 - a. Landmark Designation Applications
 - i. 201 E High St
 - ii. 722 E Capitol
 - iii. 701-703 Jefferson St
 - b. Gregory Stockard Award
 6. Old Business
 - a. Review of Historic City of Jefferson Proposed Demolition Ordinance
 7. Dates to Remember
 - a. Next Meeting April 12, 2016
 - b. Certified Local Government Forum, Friday, May 13, 2016
 - c. Heritage Day Celebration, Tuesday, May 17, 2016
 8. Adjournment
-

City of Jefferson Historic Preservation Commission Minutes
Tuesday, February 9, 2016
Boone/Bancroft Conference Room – John G. Christy Municipal Building
320 E. McCarty Street

Commission Members Present

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

Attendance Record

2 of 2
2 of 2
2 of 2
2 of 2
1 of 2
2 of 2
2 of 2

Commission Members Absent

Kevin Kelly
Brent Hemphill

1 of 2
1 of 2

Council Liaison Present

Laura Ward

Staff Present

Jayne Abbott, Neighborhood Services Coordinator

Guests

Tammy Boeschen, Historic City of Jefferson
Cathy Bordner, Historic City of Jefferson
Michele Brooks, News Tribune Reporter
Nancy Thompson, Cemetery Resource Board
Steve Viele, Historic City of Jefferson

Call to Order:

Vice Chair Jane Moore called the meeting to order at 5:31 pm.

Approval of Agenda:

Terri Rademan moved the agenda be approved as printed. Sarah Hoeller seconded the motion. Motion carried.

Approval of Minutes:

Sarah Hoeller moved the January 12, 2016 minutes be approved. Terri Rademan seconded the motion. Motion carried.

Demolition Applications

Jayne Abbott began the discussion advising the Commissioners that all of the demolition applications listed were "For Your Information" only. All of these properties have been adjudicated for demolition under Chapter 8, Article VI, Dangerous Building Regulation of the City Code. The Commission Reviewed each property.

- a. 1112 Jackson - Fire damage
- b. 1207 E. McCarty – Fire damage
- c. 422 E High – Implosion of sewer line
- d. 311 Cherry – Deterioration beyond repair
- e. 216 Argonne – Fire. Habitat to rebuild on this property

President Art Hernandez assumed the chair.

New Business

a. Cemetery Resource Board May Activity – Nancy Thompson, a member of the Cemetery Resource Board reported on the activities at Longview, Woodlawn and Old City cemeteries. The Cemetery Resource Board will be holding a fundraising event this May and are looking for other groups to hold events the same day in an attempt to increase awareness and attendance. In addition, Nancy encouraged the Commissioners to promote the event and indicated that volunteers were needed and any of the Commissioners who were interested would be welcome volunteers.

Old Business

a. Review of Historic City of Jefferson Proposed Demolition Ordinance: Jayme Abbott advised the Commissioners that the revised ordinance presented with the minutes for this meeting had two omissions. Both of these omissions had been voted on by the HPC at the January meeting. Those omissions were both in Section 8-32 C, 1, b:

- Number ii should read “a statement of the intended future use of the property” and
- Number iii the words “and an analysis of the value of the property with and without demolition.” Should be changed to: “the appraised and property values determined from public records unless alternate information is provided by the owner.”

Art began by reviewing briefly the Commission’s involvement with the draft ordinance over the past several meetings. He then turned to Section 8-32 C, 3 – City Council on page 823 of the revised proposal. This is the place where the HPC ended in January.

Section 8-31 C, 4 – Circuit Court - Terri Rademan moved that the section be amended to change the word “and” to “or” after the words “without demolition” in subsection i, and further to change the word “and” to “or” after the words “without demolition” in subsection ii. Doug Record seconded the motion. Motion carried.

Mary Schantz moved that the words “the parties shall be the property owner and the City of Jefferson, and” be stricken from the same section. Terri Rademan seconded. Motion carried.

Section 8-37 – Penalties - Mary Schantz moved that this section be changed from “five hundred dollars (\$500.00)” to “one thousand dollars (\$1,000.00)” and further that the words “one hundred eighty (180) days” be changed to “one (1) year”. Jane Moore seconded the motion. Motion carried. There was one abstention by Art Hernandez.

Section 8-38 to 8-48 – Civil Remedy for Unpaid Fines - During discussion City staff commented that this section should be removed as the remedy already existed elsewhere in law. In addition staff questioned if the \$5,000 trigger for action was sufficient. After discussion Art Hernandez moved that prior of taking any action on this Section, staff should provide additional information about the two comments to give the Commissioners a fuller understanding of their concerns. Terri Rademan seconded. Motion carried.

Section 8-39 – Statement of Purpose - Terri Rademan moved that be amended so that the second “A” reads “B”. Jane Moore seconded the motion. Motion carried.

Section 8-41 – Definitions - Art Hernandez moved that the words “Appendix A” be changed to “8-47 of this Ordinance.” Terri Rademan seconded the motion. Motion carried.

Section 8-44 – Nominations of Historic Districts. The Commission discussed the current criteria. It was determined that additional information was needed prior to any action by the HPC on this section. Jayme Abbott will forward additional information to the members. Jane Moore moved that further discussion on this section be tabled until next meeting. Doug seconded the motion. Motion carried.

Section 8-45 – Nominations of Landmarks. Doug moved that in subsection D the words “one hundred percent (100%)” be changed to “at least one (1) owner”.

Terri Rademan moved that the proposed Ordinance, as amended through tonight, be updated to reflect the changes approved and brought back for discussion and review at the next meeting. Bill Case seconded the motion. Motion carried.

Mary Schantz moved that after HPC has completed its review of the proposal that city staff, including legal, will re-review, correct any numbering problems, and give the proposal to the HPC for one final review. Jane Moore seconded the motion. Motion carried.

b. Landmark Designation Applications Art Hernandez encouraged members to take an application and distribute as appropriate. Jayme reported that two applications are pending from last year; 722 E. Capitol and 201 E High St.

Dates to Remember:

Next Regular Meeting March 8, 2016. The meeting will begin at the regular time of 6:00 p.m.

Adjournment:

Jane Moore moved the meeting be adjourned. Terri Rademan seconded the motion. Motion carried. Meeting adjourned at 8:01 p.m.

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: March 2, 2016

Re: Demolition Permit Review at 603 Madison

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.

APP # 2014160

Permit Fee \$53.00 (Revised June 30, 2015)

APPLICATION FOR DEMOLITION PERMIT

City of Jefferson
 Department of Planning & Protective Services
 Development Services Division
 320 E McCarty Street, Jefferson City, MO 65101
 Phone (573) 634-6410 Fax (573) 634-6562
 jcplanning@jeffcitymo.org
 www.jeffersoncitymo.gov

This Space for Official Use		
Permit No.	Fee Paid \$	
Approvals	Date Received	Date Approved
Storm Water Quality BMP		
Grading		
Floodplain Development Permit		
Historic Preservation Commission		
Approval: _____ <div style="display: flex; justify-content: space-between; width: 100%;"> Authorizing Official Date </div>		

I request a permit to demolish a structure at the following location:

- Address:** 603 Madison Street
- Property Owner:**
 Name: Paric Farms / Central Dairy
 Address: 610 Madison Street
 City: JC, MO
 Phone: 635-6148
 Email: _____
- Authorized Agent/Applicant:**
 Name: Septagon Construction
 Address: 601 Monroe St. Suite 302
 City: JC, MO
 Phone: 893-3113
 Email: wdoerhoff@septagon.com
- Licensed Contractor:**
 Name: George Schulte Excavating
 Address: 1532 Hwy 179
 City: JC, MO 65109
 Phone: 635-1723
 Email: _____
- Site Manager:**
 Name: _____
 Address: _____
 City: _____
 Phone: _____
 Email: _____

6. A permit is required prior to beginning work. Application for demolition must be approved and required permits issued prior to beginning work. Please allow up to 60 days for review of demolition application.

7. The Property Owner or Authorized Agent must complete and sign this application.

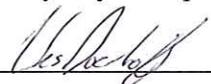
8. Application shall be complete prior to start of review. A complete application includes the following information or attachments:

- STORMWATER QUALITY CHECKLIST
 - FLOODPLAIN DEVELOPMENT PERMIT
 - GRADING PERMIT
 - City Grading Permit
 - MoDNR Land Disturbance Permit (+1 acre)
 - UTILITY DISCONNECT CHECKLIST
 - DEMOLITION WASTE DISPOSAL
 - *HISTORIC PRESERVATION CHECKLIST
- * For properties 50 years old or older

CERTIFICATION:

I hereby certify that I am the owner of the named property, or that the proposed work is authorized by the owner of record and I have been authorized by the owner to make this application as his/her agent. Furthermore, I/we agree to conform to all applicable laws and regulations of the City of Jefferson and State of Missouri.

I/we understand that this application must be approved and permits issued prior to starting work. Failure to obtain the required permits may subject the projects to fines or prosecution.

> Signature: 

> Date: 2/1/16

Individuals should contact the ADA Coordinator at 573-634-6570 to request accommodations or alternate formats as required under the Americans with Disabilities Act. Please allow three (3) 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: 603 Madison Street

1. Year Built Unknown

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 Private residence

7. Most recent use Private 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):

The property is necessary for potential future expansion of the adjacent business.

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: Wes Doerhoff

Phone: 893-3113

MidMoGIS, MO



Parcel ID	1103070004025008	Book-Page Date	660 -217 12/04/2015
Owner Name	PRAIRIE FARMS DAIRY INC	Sec/Twn/Rng	7 /44/11
Mailing Address	610 MADISON ST	Square Feet (Above Grade)	1,518
City State ZIP	JEFFERSON CITY, MO 65101	Basement Type	Part
Property Address	603 Madison St	Finished Bsmnt. Size (Sq. Ft.)	
Subdivision	MCCLUNEYS	Year Built	1935
Subdivision Image	MCCLUNEYS	Date Certified	1/1/2015
Property Description	S PT. LOT 1; BEG SW COR LOT 1; N 33.5'; E 60'; SE 24'(S); E 25'; S 19.5'; W 104.38' TO POB	Property Values (Land)	Comm: \$0 Ag: \$0 Res: \$7,000
Book-Page Date	269 -231 04/20/1982	Property Values (Improv.)	Comm: \$0 Ag: \$0 Res: \$60,800
Book-Page Date	380 -629 09/13/1996	Appraised Value	\$67,800

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 = 193 feet
 2/16/2016



603























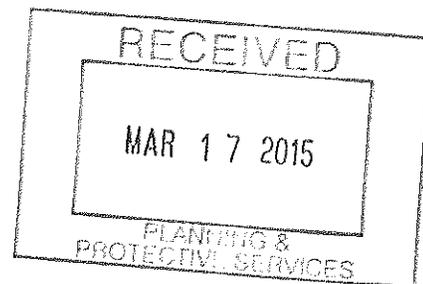








**City of Jefferson Historic Preservation Commission
Application for Nomination
Local Landmark Designation Award**



We invite you to nominate your building/structure to be determined by review of the Historic Preservation Commission. See attached page for information about this award.

This form must be completed by the owner of the property nominated. Please fill out the below information to the best of your knowledge.

Return application to: City of Jefferson, Landmark Designation Award, c/o Jayme Abbott, 320 E. McCarty St, Jefferson City, MO 65101 or email to jabbott@jeffcitymo.org If you have any questions please call 573-634-6410

Contact Information:

Owner: Dick Caplinger, John Landwehr, Dale Doerhoff

Address: 2000 North Drive Jefferson City, MO

Contact person Ruthie Caplinger phone # 680-2236

Property Information:

Historic Name (if known): Hope Mercantile year built 1833

History and Significance: Built by Israel Reed, Dr. Bernard Bruns (mayor) lived and worked in the building. In 1899, the building was purchased by George Hope. The building is an example of early "Commercial" construction.

Will owner display plaque on building? Yes No (if no please explain)

I am the owner of this property and aware of this application for Landmark Award and agree to accept the award if nominated by the Jefferson City Historic Preservation Commission:

Richard Caplinger
Owner's signature by Ruthie Caplinger

3-10-14
Date

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.

MidMoGIS, MO



Parcel ID	1103070004001010	Book-Page Date	600 -303 12/30/2010
Owner Name	CAPLINGER, RICHARD E & MARY ANN TRUSTEES ETAL %JOHN LANDWEHR	Sec/Twn/Rng	7 /44/11
Mailing Address	231 MADISON ST	Square Feet (Above Grade)	0
City State ZIP	JEFFERSON CITY, MO 65101	Basement Type	
Property Address	201 E High St	Finished Bsmnt. Size (Sq. Ft.)	
Subdivision	CITY OF JEFFERSON INLOT	Year Built	0
Subdivision Image	CITY OF JEFFERSON INLOT	Date Certified	1/1/2015
Property Description	BEG SE COR INLOT 343; N 57.73'; E 43.7'; S 57.22'; W 43.81' TO POB	Property Values (Land)	Comm: \$39,200 Ag: \$0 Res: \$0
Book-Page Date	452 -217& 01/08/2002	Property Values (Improv.)	Comm: \$510,100 Ag: \$0 Res: \$0
Book-Page Date	373 -620 12/15/1995	Appraised Value	\$549,300

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 = 152 feet
 12/30/2015



By Michelle Brooks
mbrooks@newtribune.com

The fledgling Capital City's namesake was not completed before entrepreneurs were opening necessary services uptown.

Four years after the state legislature had designated the wooded hilltop as the future seat of government, the city incorporated, Daniel Morgan Boone laid out lots and Hardin Casey bought a promising corner lot at Madison and East High streets.

Casey initially purchased the lot for \$125 in 1825 to operate the town's first horse-drawn gristmill, said a May 16, 1982, Jefferson City News Tribune story by Randy Souden.

By 1833, Israel Reed had constructed the present-day corner building. And by 1842, John Gordon had built the twin expansion, according to the Cole County Historical Society's 1975 historic inventory.

Dr. Bernard Bruns was the next to make the location his own in 1854, moving his family into the second floor and operating a mercantile below, while also continuing to practice medicine.

Bruns was an "eminent pioneer physician," according to Ford's History. He graduated from the University of Bonn in Germany in 1829 and by 1832 had traveled to Osage County with adventurer and writer Nicholas Hesse. There, he bought land and contracted to build a house, while he returned to Westphalia, Germany.

From Europe, he brought a small colony of Westphalians to settle in a town of the same name.

In "Hold Dear As Always," Dr. Bruns' wife, Henrietta Bruns, wrote a letter in November 1853 saying "old man Brenneke" bought their Westphalia farm. Faced with the decision of where to go, they settled on Jefferson City. Their hired hands went with Gov. John Edwards to California and "the black people chose a new master."

At first the Bruns lived in a little, isolated house in Jefferson City. And then, Bruns became gravely ill.

"It was the worst time of my life," Henrietta wrote.

When Bruns regained his health, he bought two lots on High Street and improved the spaces so the family could move in in 1854.

"Down below there were two big stores, and after one place was rented, (Dr.) Bruns said we could just as well start a business of our own," Henrietta wrote.

The Bruns also opened a boarding house, where today's U.S. Post Office stands on West High Street. The Bruns' son Henry was the first Jefferson Citian killed in the Civil War, at Iuka, Mississippi, in 1863. Then, Dr. Bruns died in 1864, while serving as the Capital City's mayor.

The prominent corner building — named a city Landmark in __ — housed many other business ventures, shops and offices.

It is "an example of early commercial construction" and was included as a contributing property in the National Register of Historic Places Missouri State Capitol Historic District nomination.

An early occupant, D.B. Burr was convicted in 1842 of murdering his wife by administering powdered glass to her as medicine. Burr was hanged at the west end of the city on McCarty Street, wrote George Hope Jr. in a December 1949 News Tribune article.

About the same time as Bruns moved in his family next door, the Obermayer brothers — Simon, Morris and Joseph — operated a general merchandise business, including hides, furs, clothing, tailoring, furnishings, groceries and toys. At the same time, the second story held a saloon and gambling house, including billiard tables, keno, roulette, poker and fargo. And in the narrow third floor, food was prepared. The Obermayers sold to First National Bank in 1895. When the bank did not build its headquarters there as planned, it sold in 1899 to tailor George Hope Sr., who had been occupying the first floor. Other occupants included lawyers, tailors, carpenters and photographers.

The Hope family would hold the property for more than 70 years. The Hope family arrived from Edinburgh, Scotland, in 1872.

According to George Hope Jr., 35 different tenants occupied the double space between 1899-1949. They included Western Union, metropolitan newspapermen, Miller and Opel Architects, barber shops and Mercer Shoe Store.

The Weiser and Artz Clothing Company operated in the featured corner until 1919. Tolson's moved in until 1949.

"Hundreds of high school students passed through the popular hangout and consumed thousands of sodas from the establishment's fountain," Souden wrote.

Mavrakos Candy Company also was a popular uptown stop from 1949-1969.

Like many of its brick-and-mortar neighbors, well-past-centennial-aged building fell into disrepair. The 1982 renovations, including the removal of exterior paint over the brick, were made by a group of entrepreneurs — Dick and Mary Ann Caplinger, David Brydon, Joe Noonan, Ron Kaiser and David Bryan. This local group purchased the property from investors from Texas, who had bought it from the Hope family in 1973.



Management Group INC. I

July 14, 2015

Landmark Designation Award
c/o Jayme Abbott
320 E. McCarty St.
Jefferson City, MO 65101

Dear Ms. Abbott:

I assume you will hold this application until the next time that you award the landmark.

I appreciate your time.

Thanks,

Sandra Boeckman
President

Sandra C.
Boeckman
President

Association Offices
722 East Capitol Avenue
Jefferson City, Missouri 65101
phone: 573.634.2914
fax: 573.635.7823
sjmgt@aol.com



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Application for Nomination
Local Landmark Designation Award



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Contact Information:

Owner: James and Sandra Boeckman

Address: 722 E. Capitol Avenue, Jefferson City, MO 65101

Contact person Sandra Boeckman

phone # 573-291-3506

Property Information:

Historic Name (if known): Deputy Warden's House year built 1895-1905

History and Significance: Built by prison labor, this residence was owned by the state of Missouri to house the family of the Deputy Warden of the prison. Was purchased in the 1980's by one of the prison ministers.

Will owner display plaque on building? Yes No (if no please explain)

I am the owner of this property and aware of this application for Landmark Award and agree to accept the award if nominated by the Jefferson City Historic Preservation Commission:

Sandra Boeckman
Owner's signature

7/14/2015

Date

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.

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Hide

MidMoGIS, MO



Parcel ID	1103080003010004	Book-Page Date	425 -25 06/29/2000
Owner Name	BOECKMAN, JAMES & SANDRA	Sec/Twn/Rng	8 /44/11
Mailing Address	1721 CEDAR VALLEY RD	Square Feet (Above Grade)	0
City State ZIP	JEFFERSON CITY, MO 65109	Basement Type	
Property Address	722 E Capitol Ave	Finished Bsmnt. Size (Sq. Ft.)	
Subdivision	CITY OF JEFFERSON INLOT	Year Built	0
Subdivision Image	CITY OF JEFFERSON INLOT	Date Certified	1/1/2015
Property Description	E 52.19' IL381	Property Values (Land)	Comm: \$31,400 Ag: \$0 Res: \$0
Book-Page Date	43 -53 04/07/1913	Property Values (Improv.)	Comm: \$134,800 Ag: \$0 Res: \$0
Book-Page Date	316 -966 08/31/1989	Appraised Value	\$166,200

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 = 386 feet
 12/30/2015

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Contact Information:

Owner: Don and Judy Connor

Address: 2509 W. Main, Jefferson City, MO 65109

Contact person Walter A. Schroeder phone # 573-474-2072

Property Information:

Historic Name (if known): Farmers Home year built 1893-1894

History and Significance: attached

Will owner display plaque on building? Yes No (if no please explain)

I am the owner of this property and aware of this application for Landmark Award and agree to accept the award if nominated by the Jefferson City Historic Preservation Commission:

Judy G. Connor
Owner's signature

2/29/16
Date

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Farmers Home 701-703 Jefferson Street

No commercial building better embodies the essence of the Munichburg community in both its longstanding centrality to the neighborhood and in its architecture than the Farmers Home building.

Neighborhood centrality: The intersection of Dunklin and Jefferson emerged as the commercial center of German-speaking Muenchberg in the 1860s. One corner was occupied by a place to "hang out" and enjoy *gemütlichkeit*, or German socialization with beer and food. That corner was the "glue" that held the diverse elements of German immigrants (religion, dialect, political views) together.

The corner shortly evolved into an establishment for overnight lodging. Businesses in Muenchberg served not only the local German-speaking community but the nearby German-speaking county farmers. When these farmers came to town to trade, they needed a place to spend the night, because the trip could not be made in one day. That meant they also needed meals and a place to stable and curry their horses and park their wagons. The wagon yard and stables were just as important to these overnight guests as the rooms in the hotel. Of course, a saloon and meals were integral parts of the business. That is the origin of the name "Farmers Home," which was in use by the 1870s.

In the 1870s Farmers Home was operated by Joe Haas, and in the 1880s by Jacob (*Eis-Bär*, or Polar Bear) Schmidt. Schmidt had regular entertainment, with fireworks, in his outdoor beer garden for both his overnight guests and neighborhood residents. It was, hands down, the entertainment center for the German-speaking Southside. That early Farmers Home building and its adjacent wagon yard and stables are shown in detail on the 1892 Sanborn Fire Insurance Map.

The present large Farmers Home building was constructed in 1893 or 1894 to replace the smaller, original Farmers Home shown on the 1892 map. The name Farmers Home was retained for the new building, because it continued all the functions of its predecessor.

Ben Humbrock and Nick Kielman took ownership of Farmers Home on March 2, 1894; Kielman took sole ownership in 1906. By this time German-speaking Muenchberg was renamed the English-speaking Southside. Guest rooms were on the second floor, the saloon was on the main floor (where ECCO is today), and the kitchen and dining room in the basement. Meals were served daily to a mix of thirty guests and locals in family style seated around two long tables. This old-world, country style of communal eating contrasted with service elsewhere in the city.

More room was needed for the popular neighborhood saloon and pool hall, so an old, rickety frame building on the south side (705 Jefferson) was torn down in 1912 and replaced by a substantial two-story brick building with interior connection to Farmers Home. The new building, with the same roofline and the same style, was joined to Farmers Home so seamlessly that the two buildings are often thought to be one building.

National prohibition of alcoholic beverages, 1920-1934, brought enormous changes to Farmers Home dependent on its money-making saloon, although county farmers would bring their moonshine and home brew to Farmers Home and sell it in the basement. The Great Depression further stressed business. A third cause for change was that autos and trucks replaced horses and wagons so that overnight stays were less needed, and the wagon yard and stables were converted to a parking lot and garages. The open space continues as a parking lot for ECCO customers today.

Farmers Home could not survive the Great Depression. The big building was sold in 1937 on the Court House steps to the Cole County Bank for a paltry \$500, a small fraction of what the building was worth. The guest rooms became longer-stay apartments. The corner room has always been rented retail space: veterinarian office, doctor's office, a bank, clothing stores, a shoe store, etc. In the basement, the former kitchen was for a longtime the Southside's favorite bakery. During the Depression, the former wagon yard became a kind of public space in the Southside for temporary attractions: traveling circuses, medicine shows, itinerant preachers, small carnivals, an open-air "picture show," and a roller skating rink.

The saloon business, renamed taproom or bar, resumed after prohibition and limped along under various proprietors until 1945 when Earl and Kay Childers purchased the business. They called it ECCO Lounge for the Earl Childers Construction Company. Childers had a flair for Oriental things. He introduced Chinese food to Jefferson City, put in Chinese wallpaper in exotic colors of dark green and burgundy, and purchased and displayed a Buddha and guardian Fu Dogs (both still on display in ECCO). He retained the floor tile that Kielman imported from Italy ca. 1906. Childers had the first commercial microwave in Jefferson City and installed a pizza oven, a Jefferson City novelty at the time. The ECCO became "the place to go" in the Southside.

Childers sold ECCO in 1967, and the lounge/restaurant moved through several ownerships, until Don and Sally Powell and Mark and Anna Ewers became its proprietors in 2010. They thoroughly updated and expanded the kitchen and completely refurbished the restaurant and bar by restoring the original 1894 pressed tin ceiling and exposing the original brick and mortar walls, proudly displaying Jefferson City beer memorabilia.

Apartments continue on the second floor, but it is now the ECCO Lounge that manifests the building's centrality in the neighborhood as well as making it a destination for Jefferson City residents and visitors in general.

Architecture. The present Farmers Home of 1893-1894 was built in a style conformable with other commercial buildings then going up in the Southside and is thus representative of Munichburg commercial architecture of a century ago: thick brick walls, limestone block foundation, stone window sills and arching brick lintels, and decorative, dentiled cornices. An especially distinctive feature is ironwork on three exterior balconies, put there mostly as stylistic decoration, as are also on the Schmidt Building (now Welcome Inn Again) and other buildings. The building is rectangular, 60x48 feet, two full stories with full basement, and a full attic with dormers. Rooms have high ceilings, so the height of the side walls to cornice is 32 feet in the front and 38 feet in the back, where the land is lower. A special feature is the angled or beveled building's corner on the street intersection, formerly with its own concrete steps leading up to the first-floor corner room, used for retail. Separate entrances to the hotel were on both Jefferson and Dunklin streets, and both led immediately to stairs to the second floor halls, which formed an L. All guest rooms were on the second floor. The Jefferson Street entrance was the primary one. The saloon-restaurant has always been in the room next to the Jefferson Street entrance, where ECCO is today.

After the current owners Don and Judy Connor acquired building ownership, renovations in the 1970s changed both the exterior and interior. The Dunklin entrance with its stone arch was closed. The corner steps to the retail room were removed and that entrance closed as well as several windows. The building acquired white facade replacements with dark diagonal struts

reminiscent of a contrasting Tudor style. These exterior changes prevented Farmers Home from joining other commercial buildings on that block from being placed on the National Register of Historic Places in 2009 as the Munichburg Commercial Historic District.

In the interior, the Dunklin Street steps to the second floor were removed, enabling an expansion of kitchen and dining space on the first floor. As stated above, the saloon-restaurant space has recently been handsomely refurbished. Interior connection with the adjoining building on the south has been eliminated.

Associated features: Unique to Farmers Home are (1) a five-stepped cave for cold storage in the hillside on the south side of the building, with its arched entrance framed by hand-hewn limestone blocks and large enough to drive a pickup into (the entrance was covered over in the late 1950s); and (2) a hand-dug tunnel under Jefferson Street that supposedly connected Farmers Home with the brewery and whose existence was verified by the city street department when repairing Jefferson Street (entrance through the Farmers Home foundation has been sealed off).

NOTE: Southside speech always has always referred to the building as "Farmers Home" without either "hotel" or "building." "Farmers" is spelled without an apostrophe, because it is not possessive (i.e., farmers do not own the building), but descriptive.

Walter A. Schroeder, February 2016



Farmers Home
701-703 Jefferson St,
front view

2-27-2016
photo by Susan Ferber



Farmers Home
rear view

(added bldg, 705 Jefferson,
on left)

2-27-2016
photo by Susan Ferber

Legend:

Abcd – Removal of language in Ch. 8 code.

Abcd – Adding language to Ch. 8 code.

ARTICLE III. DEMOLITION OR REMOVAL OF BUILDINGS

Sec. 8-32. Permit to demolish.

A. Purpose

1. 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 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 structure by failure to maintain it in a condition of good repair and maintenance.

C. Review Process. 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 D. Any recommendation by the CJHPC shall be advisory only. Nothing in this section shall be construed so as to prohibit the building ~~commissioner~~ official 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)

~~D. 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.

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. Applications shall be deemed complete once certified by Director 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 (50) years old or older and owned by the City of Jefferson or any private person or business entity.
- b. No other ordinance withstanding, for the Complete Demolition or Removal of all Buildings Fifty (50) Years Old or Older owned by the City of Jefferson or any private person or business entity: The application must contain the following: i) photographs, either in hard copy or as digital files, of the building and all exterior sides, interior rooms, and stairwells, taken within the last ninety (90) days of the building proposed to be demolished; however, Director may determine photographs could not submitted due to safety reason based on written statement by property owner. ii) a statement of the intended future use of the property; and iii) 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; the appraised and property values determined from public records unless alternate information is provided by the owner. 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 (50) years 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).
- c. Agenda Notice. Notice of all demolition applications shall be posted at least 10 business days prior to City of Jefferson Historic Preservation Commission meeting.

2. City of Jefferson Historic Preservation Commission

- a. The CJHPC shall have sixty (60) days from receipt of the application by the CJHPC to review an application for the complete demolition or removal of a building fifty (50) 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 sixty (60) days of receipt, the application shall be deemed granted.
- b. Upon receipt of the application to completely demolish or remove the building, the Department of Planning and Protective Services shall immediately publish notice of the application by i) posting a notice prominently and in public view on the property; and ii) publishing the notice in the newspaper on three (3) consecutive Sundays; and iii) mailing the notice by regular first class mail to all property owners within 185 feet exclusive of right of way; and iv) electronically mailing the notice to all persons on a registry of persons who shall have requested notice of demolition referred to CJHPC. 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 Department of Planning and Protective Services shall establish and maintain an electronic registry of all persons requesting notice of any application to completely demolish or remove a building fifty (50) years old or older which comes before the CJHPC.

- d. The City of Jefferson Historic Preservation Commission shall either recommend to grant the application, or recommend to grant the application with conditions, or recommend to deny the application during meetings.
 - e. The Department of Planning and Protective Services 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: The applicant may appeal the decision of the Department of Planning and Protective Services to the City of Jefferson City Council within thirty (30) days of the date of the decision, 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. 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: The applicant may appeal a final decision of the City Council by filing a petition for administrative review pursuant to Chapter 536 of the Revised Statutes of Missouri, to the Circuit Court within thirty (30) days. 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 i) that the Petitioner has the economic means, considering all the reasonably available resources, to maintain the property without demolition; or ii) that the property may be used to its highest and best use without demolition; or iii) 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, 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 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.
- a. ~~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;~~
 - b. ~~The visual and spatial relationship of the building or structure to designated or potential historic landmarks or historical districts;~~
 - c. ~~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:~~

- ~~a. the CJHPC's determination; or~~
- ~~b. 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~~ one thousand dollars (~~\$500.00~~ 1,000.00) or by imprisonment not to exceed one ~~hundred eighty (180) days~~ (1) year, 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.

ARTICLE IV. PRESERVATION AND CONSERVATION

Sec. 8-39. Statement of Purpose.

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. 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 economic life of the community.

B. The purposes of this article are to promote the educational, cultural, economic, and general welfare of the community by:

1. Providing a mechanism to identify and preserve the distinctive historic, archaeological and architectural characteristics of the City of Jefferson which represent elements of the city's cultural, social, economic, political and architectural history;
2. Fostering civic pride in the beauty and noble accomplishments of the past as represented in the city's landmarks and historic districts;
3. Conserving and improving the value of property designated as landmarks or within historic districts;
4. Providing for economic benefits to encourage business and residential owners to locate and invest in historically significant properties;
5. Protecting and enhancing the attractiveness of the city to home buyers, tourists, visitors and shoppers, and thereby supporting and promoting business, commerce and industry, and providing economic benefit to the city;
6. Fostering and encouraging preservation, restoration and rehabilitation of the city's historic structures, areas and neighborhoods;
7. Promoting the use of historic districts and landmarks for the education, pleasure and welfare of the people of the city; and
8. Promoting the identification, evaluation, protection and interpretation of the prehistoric and historic archaeological resources within the corporate limits of the city.

Sec. 8-40. Relationship Between Districts.

- A. An application for a designated district shall be evaluated on a sliding scale, depending upon the designation of the building, structure, site or object in question. The application shall be evaluated on the following criteria:
1. Most careful scrutiny and consideration shall be given to applications for designated landmarks and historic districts;
 2. Slightly less scrutiny shall be given to applications for designated conservation districts;
 3. Properties designated conservation district shall receive a decreasing scale of evaluation upon application; and
 4. The least stringent evaluation is applied to the neighborhood conservation planned district where the design standards are advisory in nature.

Sec. 8-41. Definitions.

Unless specifically defined, words or terms in ~~appendix A 8-47~~ of this article shall be interpreted so as to give them the same meaning as they have in common usage and so as to give this article its most reasonable application.

Sec. 8-42. Surveys and Research.

The City of Jefferson Historic Preservation Commission (CJHPC), as created by section 7-51 of the city code, shall undertake an ongoing survey and research effort in the City of Jefferson to identify neighborhoods, areas, sites, structures and objects that have historic cultural, archaeological, architectural or aesthetic importance, interest or value as part of the survey, and shall review and evaluate any prior surveys and studies by any unit of government or private organization and compile appropriate descriptions, facts and photographs. The CJHPC shall systematically identify potential landmarks and historic district and adopt procedures to nominate them based upon the following criteria:

- A. The potential landmarks and historic district which are in an identifiable neighborhood or distinct geographical area which have historic and/or cultural importance to the city;
- B. The potential landmark and historic districts are associated with a particular prominent person, a significant event or historical period;
- C. The potential landmarks and historic district exhibit a particular architectural style or school, or are associated with a particular architect, engineer, builder, designer or craftsman;
- D. The potential landmarks and historic districts contain historic, prehistoric and archaeological features, evidence and/or artifacts which have the potential to contribute to the understanding of historic and prehistoric cultures; or
- E. Such other criteria as may be adopted by the CJHPC to assure the systematic survey and nomination of all potential landmarks and historic districts within the city.

(Ord. 13251, 8-20-2001; Ord. 14088, §2, 8-7-2006)

Sec. 8-43. Reserved.

Sec. 8-44. Nomination of Historic Districts.

- A. Application/Nomination. Applications for nomination of an historic district shall be made to the CJHPC by at least seventy-five percent (75%) of all owners of record. Forms and criteria for nomination will be available at the office of the Department of Planning and Protective Services. Applications must be submitted to the department; the department shall forward applications to the CJHPC. Each historic district must be nominated by a separate application. Each historic district must be designated by a separate ordinance. The designation of a historic district shall in no way alter the uses permitted by the existing zoning district of the property so designated.
- B. Notice. Upon receipt of an application for nomination of an historic district, the department shall notify the property owners within the proposed district of the application, arrange for a time and place of a meeting, and invite all interested persons to appear and be heard.
- C. Criteria for Nomination. The criteria for nomination shall apply to applications for designation of historic districts and landmarks. The CJHPC shall, after such investigation as it deems necessary, make a determination as to whether a site, structure, object or area qualifies for nomination pursuant to one (1) or more of the following criteria:
1. Its character, interest, or value as part of the development, heritage or cultural characteristics of the community, county, state or nation;
 2. Its location as a site of a significant local, county, state or national event;
 3. Its identification with a person or persons who significantly contributed to the development of the community, county, state or nation;
 4. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction or use of indigenous materials;
 5. Its identification as a work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state or nation;
 6. Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;
 7. Its embodiment of design elements that make it structurally or architecturally innovative;
 8. Its unique location or singular physical characteristics that make it an established or familiar visual feature; or
 9. Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance.

Any site, structure, object, or area that meets one (1) or more of the above criteria, shall also have sufficient integrity of location, design, materials and workmanship to make it worthy of preservation or restoration.

- D. Appeals. A decision by CJHPC to deny an application for nomination may be appealed to the planning and zoning commission in accordance with the provisions of Chapter 35 of the Code of Jefferson City.

Sec. 8-45. Nomination of Landmarks

- A. Application/Nomination. Applications for nomination of a site, structure or object as a landmark shall be made to the CJHPC. Forms and criteria for nomination will be available at the office of the Department of Planning and Protective Services. Each landmark must be nominated by a separate application. Each landmark must be designated by a separate ordinance. The designation of a landmark shall in no way alter the uses permitted by the existing zoning district of the property so designated.
- B. Notice. Upon receipt of an application for nomination of an historic landmark, the department shall notify the property owners within the proposed district of the application, arrange for a time and place of a meeting, and invite all interested persons to appear and be heard.
- C. Public Owner. Applications for nomination of a public landmark shall be made by the city or other owner.
- D. Private Owner. Applications for nomination of a private landmark shall be made by ~~one hundred percent (100%) of the owner(s)~~ at least one (1) owner of the property or structure.

Sec. 8-46. Procedure for review following designation of landmark or historic districts.

- A. Building Permit Standards. 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. Applications shall be submitted a minimum of ten (10) days prior to the meeting of the Commission. If the CJHPC makes no report within forty-five (45) days of receipt of the application, it shall be considered to have made a report approving the application.
- B. Design Criteria. The CJHPC shall prepare and adopt specific design criteria as it deems necessary to supplement the provisions of this ordinance. Within each of the designated categories, the design criteria will be applied more stringently to properties of greater significance than those with lesser significance as determined by their respective designation. The CJHPC may from time to time amend and supplement to the criteria used for review of historic districts and landmarks. The CJHPC must first approve additional design criteria not listed in this chapter, and any changes thereto, before the criteria or changes shall become effective. (Ord. No. 12794, § 1, 8-17-98).

Sec. 8-47. Definitions.

Unless specifically defined words or terms of this article shall be interpreted so as to give them the same meaning as they have in common usage and so as to give this article its most reasonable application.

Adaptive use. The process of changing the use of a structure or property to a use other than that for which the structure or property was originally designed or a use for a structure or property other than the use for which it was originally designed. (Sometimes called “adaptive reuse”).

Alteration. Any act or process that changes one (1) or more of the exterior architectural features of a structure, including, but not limited to, the erection, construction, reconstruction or removal of any structure.

Architectural attributes. Those physical features of buildings and structures that are generally identified and described as being important products of human thought and action characteristic of a population or community.

Certified local government (CLG). A program of the National Park Service designed to promote the preservation of prehistoric and historic sites, structures, objects, buildings and historic districts by establishing a partnership between the local government, the state historic presentation department and the National Park Service. A certified local government carries out the purposes of the National Historic Preservation Act, as amended. Each certified local government is required to maintain a system of ongoing surveys compatible with the Missouri Historic Preservation Department process.

CJHPC. The City of Jefferson Historic Preservation Commission.

Commissioners. Members of the City of Jefferson Historic Preservation Commission.

Consent. The vote as cast by owners holding majority interest in a parcel of real estate. For purposes of this article, only one (1) vote per parcel may be cast.

Conservation district. Any area designated by the CJHPC in accordance with this section as an area containing any physical features or improvements or both which are of historical, social, cultural, architectural or aesthetic significance to the city and cause such area to constitute a distinctive section of the city. This overlay zone may be used for areas which have distinctive characteristics that are worthy of conservation, but lack sufficient historical, architectural or cultural significance to qualify as historic areas.

Contributing (or contributory). A significant building, site, structure or object which adds to the architectural qualities, historic association or archeological value of an historic district because:

- A. It was present during the pertinent historic time;
- B. It possesses integrity and reflects its significant historic character or is capable of yielding important information about the pertinent historic period; or
- C. It independently meets the standards and criteria of this article.

Cultural attributes. All of the physical features of an area that, either independently or by virtue of their interrelationship, are generally identified and described as being important products of human thought and action characteristic of a population or community. Accordingly, the term “cultural attributes” necessarily includes “architectural attributes” as that term is defined in this section. The term “cultural attributes” does not refer to the characteristics or beliefs of people who may reside in or frequent a particular area.

Cultural resource. Districts, sites, structures, objects and evidence of some importance to a culture, a subculture or community for scientific, engineering, art, tradition, religious or other reasons significant in providing resources and environmental data necessary for the study and interpretation of past lifestyles, and for interpreting human behavior.

Department. The Department of Planning and Protective Services of the City of Jefferson,
Rev. 3/31/2009

Missouri.

Design criteria. A standard of appropriate activity that will preserve the historic and architectural character of a structure or area.

Designation. Official recognition of an historic landmark, conservation or historic district by the city council according to the procedures and provisions in this article.

Endangered resource. A resource under a known or anticipated threat of damage to the integrity or existence of the resource, such as:

- A. An immediate threat which will result in loss of or collapse of a structure;
- B. An immediate threat or destruction by private action; or
- C. Condemnation for code violations.

(Sometimes referred to as a “threatened resource”).

Exterior architectural appearance. The architectural character and general composition of the exterior of a structure, including but not limited to the kind, color and texture of the building material and the type, design and character of all windows, doors, light fixtures, signs, and appurtenant elements.

Facade. The exterior face of a building which is the architectural front, sometimes distinguished by elaboration or architectural or ornamental details.

Historic district. An area designated as an historic district by ordinance of the city council and which may contain within definable geographic boundaries one (1) or more significant sites, structures or objects, and which may have within its boundaries other properties or structures that, while not of such historic and/or architectural significance to be designated as landmarks, nevertheless to the overall virtue characteristics of the significant sites, structures or objects located within the historic district.

Historic preservation. The study, identification, protection, restoration and rehabilitation of buildings, structures, objects, districts, areas and sites significant in the history, architecture, archeology or culture of the city, state or nation.

Historically or architecturally significant. Possessing that quality present in an area, site, structure, object or district because it:

- A. Is associated with an event or events that significantly contributed to the broad patterns of the history or architectural heritage of the city, county, state or nation;
- B. Is associated with the life or lives of a person or persons significant in the history of the city, county, state or nation;
- C. Embodies distinctive characteristics of a type, design, period or method of construction;
- D. Represents the work of a master designer or architect or possesses high architectural value;
- E. Exemplifies the cultural, political, economic, social or historic heritage of the city;
- F. Contains elements of design, detail, material or craftsmanship which represent a significant construction innovation;
- G. Is part of or related to a square, park or other distinctive area that was or should be developed or preserved according to a plan based on an historic or architectural motif;
- H. Is an established and familiar visual feature of a neighborhood or the entire community; or
- I. Has yielded, or is likely to yield archeological artifacts and/or information.

Key contributing. A site, structure or object of such an outstanding quality and state of

conservation that it significantly adds to the architectural qualities, historic association or archeological values of an historic district because:

- A. It was present during the pertinent historic time;
- B. It possesses and reflects its significant historic character or is capable of yielding important information about the pertinent historic period; and
- C. It independently meets the standards and criteria of the article.

Landmark. A site, structure or object designated as a landmark by ordinance of the city council, pursuant to procedures prescribed herein, that is worthy of rehabilitation, restoration and preservation because of its historic and/or architectural significance to the city.

Landscape feature. Any element or component of outdoor open space including, but not limited to, fences, walls, retaining walls, gates, sidewalks, walkways, driveways, parking lots, patios, terraces, decks, ground cover, trees, plants, outdoor furniture, exterior light standards, fountains, statuary, detached signs, and other such elements.

Marker. A sign used to label or identify a designated landmark or historic district as an architecturally significant property.

National Register. The current National Register of Historic Places established by passage of the National Historic Preservation Act of 1966, 80 Stat. 915, 16 U.S.C. 470 et seq. as amended.

Noncontributing (or noncontributory). A site, structure or object that does not add to the architectural qualities, historic association or archeological values of a landmark or historic district because:

- A. It was not present during the pertinent time;
- B. Due to alterations, disturbances, additions or other changes, it no longer possesses integrity nor reflects its significant historic character or is incapable of yielding important information about the pertinent historic period; or
- C. It does not independently meet the standards and criteria of the ordinance.

Normal maintenance and repair. Any improvement or work for which a building permit is not required by city ordinance designed to correct deterioration, decay or damage and restore, as may be practical, a structure or property to the condition that existed prior to the deterioration, decay or damage.

Object. Those physical items that have functional, aesthetic, cultural, historical or scientific value and are relatively small in scale and simply constructed. While an object may be, by nature or design, movable, it should be located in a specific setting or environment appropriate to its significant historic use, role or character. Objects include sculptures, monuments, street signs, fence posts, hitching posts, mileposts, boundary markers, statuary and fountains.

Owner(s) of record. Those individuals, partnerships, firms, corporations, public agencies or any other legal entity holding title to property, but not including legal entities holding mere easements or leasehold interests. (May also be referred to as "property owner(s)"). Current owner(s) of record are those listed as owners on the records with the Cole County Recorder of Deeds.

Period. A chronological division identified in the analysis of the historical development to an area or region (i.e., Victorian, Modern).

Protection. The application of measures to defend, guard, cover or shield a building, site, structure or object from deterioration, loss, attack, danger, or injury. In the case of buildings, structures or objects such measures generally are of a protective nature and usually precede preservation measures. In the case of archeological sites, the protective measures may be temporary or permanent.

Reconstruction/reconstruct. The reproduction of the exact form and detail of a vanished building,

site, structure or object or a part thereof, as it appeared at a pertinent time using both original and modern materials and based on precise historical documentation and physical evidence.

Rehabilitation/rehabilitate. The act of returning a site, structure or object to a useful state through its repair and/or alteration while retaining the characteristic features of the property which are significant to its historical and architectural value.

Remodeling. Modification and modernization of a structure or property without striving to return to or replicate the original historical and architectural character of the structure or property.

Removal. Any relocation of a structure in whole or in part on its site or to another site.

Repair. Any change to a structure or object that is not construction, removal or alteration.

Resource. Any site, structure, object or area that constitutes a source of present and future usefulness.

Restoration/restore. The act of accurately recovering the form and details, based on precise historical documentation and physical evidence, of a building, site, structure or object as it appeared at a pertinent time including the removal of improvements that are not appropriate and the replacement of missing or deteriorated features.

Site. The location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined or vanished, where the location itself possesses historic, cultural or archeological value regardless of the value of any existing structure. Examples of sites include habitation sites, burial sites, village sites, hunting and fishing sites, ceremonial sites, battlefields, ruins of historic buildings and structures, campsites, designed landscapes, natural textures, springs and landscapes having cultural significance.

Stable. The area is expected to remain substantially the same over the next twenty (20) year period with continued maintenance of the property. While some changes in structures, land uses and densities may occur, all such changes are expected to be compatible with surrounding development.

Stabilizing. The area is expected to become stable over the next twenty (20) year period through continued reinvestment, maintenance or remodeling.

Standards. The Secretary of Interior's Standards for the Treatment of Historic Properties, codified as 36 CFR 68 in the July 12, 1995 Federal Register (Vol. 60, No. 133), and as revised from time to time.

Structure. Anything constructed or erected, the use of which requires permanent or temporary location on or in the ground, including, but without limiting the generality of the foregoing: buildings, fence, gazebos, advertising signs, billboards, backstops for tennis courts, radio and television antennas, including supporting towers and swimming pools.

Style. The specific identifying characteristics of a building both as it appears to the eye and as it is known to exist in design and structure.

Survey. An architectural and historical examination of historic resources to identify historic properties within an area.

(Ord. No. 12794, Appendix A, 8-17-98)

Abbott, Jayme

From: Abbott, Jayme
Sent: Tuesday, February 16, 2016 3:45 PM
To: Art Hernandez; Bill Case; Brent Hemphill; doug.record@dnr.mo.gov; Jane Moore; Kevin Kelly; Ward, Laura; Mary Schantz; Sarah Hoeller; Terri Rademan
Subject: Proposed Demolition Ordinance and Conditions

During the February 9, 2016, HPC meeting the question of what conditions the Board of Adjustment are able to apply when reviewing an application.

The Board of Adjustment Conditions may be found in [Section 35-73.A.5](#):

EXHIBIT JJ
Variance Pro

5. Conditions that the Board of Adjustment May Impose. The Board may impose conditions on the use in order to ensure that the use complies with any applicable standards of this Ordinance for the use that include, but may not be limited to the conditions listed below:
- a. No conditional use shall be enlarged, extended, increased in intensity or relocated unless a application is made for a new Conditional Use Permit in accordance with the procedures set forth in this Section.
 - b. Development of the use shall not be carried out until the applicant has secured all the permits and approvals required.
 - c. Signage for the use may be limited to protect the neighborhood character. A residence in which one or more home occupations has been permitted shall be limited to one sign, attached to the building, with a maximum size of one square foot, regardless of the number of home occupations operated from the residence.
 - d. Due to the operational intensity and nature of the proposed use and the physical development characteristics, the height, bulk and lot coverage, shall be as specified in the permit.
 - e. The building materials and architectural style of the building and related structures shall be consistent with and similar to those of adjacent buildings and as specified in the permit.
 - f. The Board may determine the type and extent of the bufferyard, and whether a bufferyard is required to mitigate impacts of a proposed conditional use upon adjacent properties, using Section 35-59 as a guide.

I hope to have the revised demolition ordinance completed soon. Also in the meantime, I have received a demolition application for a residential structure at 603 Madison St (across from Central Dairy). This will be on the March agenda..

Please let me know if you have any questions.

Sincerely,

Jayme Abbott

Neighborhood Services Coordinator
City of Jefferson
320 E. McCarty St
Jefferson City, MO 65101

573-634-6305 Direct Line
573-634-6410 Main Line
www.jeffersoncitymo.gov

March 2016 Staff Comments on Proposed Demolition Ordinance

Department	Staff	Page No.	Section No.	Subject	Comments
PPS	Eric Barron	822	8-32.C.1.a		Remove "for permission". The City does not grant permission, it grants permits, which is the title of that section.
PPS	Eric Barron	822	8-32.C.2.b	newspaper advertising	The advertising section seems excessive, and would be very expensive. Most city processes that require newspaper posting only require once, and the newspaper publication is much less effective than signs and mailings.
PPS	Jayne A	822	8-32.C.2.b	signage	By placing signs in front of properties that have applied for demolition permits may invite criminal activity such as vagrants, thieves to steal copper out of electrical and plumbing and/or vandalize the property.
PPS	Eric Barron	823	8-32.C.3	conditions	If conditions are going to be possible, there should be language governing in what situations conditions can be imposed. See Section 35-73.A.5 of the Zoning Code (Conditions that the Board of Adjustment may Impose).
PPS	Jayne A	823	8-32.C.3	conditions	Conditions may include salvaging architecture elements such as doors, windows, trim, claw foot tub, pedestal sinks, fire place mantels, stair posts/railings, etc. Since HPC is remaining advisory, recommending application with condition may cause demolition application to move on to City Council. Could this be better to place on actual demolition application?
PPS	Eric Barron		all instances	de novo	If possible, please remove the term "de novo" and replace with laymans term. That would keep city staff from needing to define or explain the term to every applicant.

March 2016 Staff Comments on Proposed Demolition Ordinance

Department	Staff	Page No.	Section No.	Subject	Comments
PPS	Jayme A			Administrator Burden	In 2015, there were 17 demolition applications compared to 13 applications in 2014 and 6 in 2013. Applications are increasing possibly due to abandoned property registry/listing. The proposed ordinance would require additional staff time for maintaining the electronic databases, processing application, notifications, publications, posting, and in some cases, council presentation.
PPS	Jayme A			Public Cost Burden	Cost analysis of potential cost of the demolition process <i>per application</i> includes the following: Staff time of +/- 6 to 10 hours; Sunday newspaper advertisement of \$100 per week for 3 weeks; postage; equipment/supplies for signs; and \$53 current application fee. An additional indirect costs that may need to be accounted for includes programming to aid with creation & maintaining database; web program to enable public to sign up for notification of demolition application.