



# HISTORIC PRESERVATION PLAN APPENDICES CITY OF JEFFERSON, MISSOURI

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by

HERITAGE *strategies*



## **APPENDIX A: Jefferson City's Architectural Styles**

The site of the State of Missouri's capital city, at the center of the state and on the Missouri River, was officially designated by the Missouri legislature on January 11, 1822. Daniel M. Boone, son of the famous pioneer, and Major Elias Bancroft were retained to plan and lay out the capital city. The first sale of lots occurred in May of 1823, and the first capitol building was completed on October 1, 1826, with the first legislative session convened there in November. These events locate Jefferson City's founding within the sweep of the nation's history in the period known as the Early Republic.

After the close of the War of 1812 in 1814, the nation was on the verge of radical change; as early as 1816, pioneers were settling the Jefferson City area. Farmers in Missouri would soon be changing from subsistence agriculture to market agriculture, and residents would soon see railroads joining roads and turnpikes, and the steamboat (canals did not make it to Missouri). An emphasis on education was growing, and the Second Great Revival (of religion) was underway – both a reaction to the self-governance touched off by the American Revolution. The turmoil of the coming Civil War was more than two decades away. The boom in the nation's wealth that would be triggered by these changes – at least outside the South, where economic devastation was the rule for decades after the war – would appear soon after the Civil War, aided substantially outside the South by the network of railroads impelled by the war. The wealth and growth across the nation in the years following the Civil War is reflected in its architecture and settlements both large and small.

Architecturally speaking, at the time of Jefferson City's founding, the 18th-century Georgian style still lingered, the Federalist style being not much different, and barely beginning was the Greek Revival style – the nation's first truly self-conscious architectural style seen in decades, long after the Georgian arrived from England in the early 18th century.

American architecture from then until now is a fascinating expression of the technologies, economies, cultures, arts, and social/political contexts that have evolved across the decades of American history. Students of architectural history “read” American history in the styles of buildings – and the technologies and materials that enabled these styles; buildings are as much an expression of history as documents studied by historians.

For example, Jefferson City's predominant building material is brick – even in styles where all brick was not the usual choice, Jefferson City builders found ways to use it. Our favorite examples are the beautiful late Gothic Revival Grace Episcopal Church (1898-1901) at Adams and High and the Art Deco Tergin Apartments on East McCarty, both to be seen in the pictorial discussion below. For someone looking for stories based on this pattern in the City's architecture, questions worthy of historical research arise: Were the influences of the Germanic cultures that helped to settle the City the reason for so much brick? Was a good clay particularly plentiful nearby? Did St. Louis's requirement of building in brick after a disastrous fire on May 17, 1849, influence its upriver cousin?

As another example, at a time when most Americans were suffering from the Great Depression, the economic stability posed by Jefferson City's status as the state capital allowed the emergence of a beautiful collection of Tudor Revival neighborhoods in West Jefferson City.

Individual buildings also can express decades of history, as owners made additions or stylistic changes – to storefronts, for example. Our favorite example – listed in the National Register – is Whaley's East End Pharmacy, with its spectacular green-glass first-floor façade of Vitrolite, installed decades after the

beautiful brick structure was built at the corner of Lafayette and High. It is shown in the pictorial discussion of “Early Twentieth Century Eclecticism.”

The evolution of town planning is also apparent in most communities, also an expression of historical trends. Boston, for example, founded in the 17th century, is famous for its “cow path” response to terrain, with many streets hardly following the common idea of the grid. Jefferson City, however, has a grid laid over its rolling terrain above the Missouri River, regardless of how steep the streets might be. (Today, they are still a factor in getting an automobile up a hill – imagine how difficult those streets were to climb with a horse and wagon.) The curvilinear streets of stylishly designed neighborhoods that became common by the late 19th century – once the field of landscape architecture emerged – and the familiar cul-de-sacs that developers began to use after World War II are also found in Jefferson City.

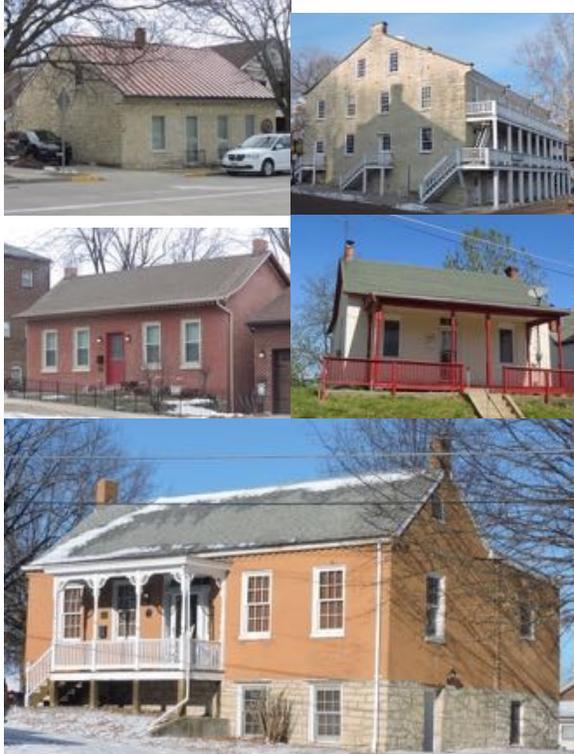
This inset provides a brief guide to how Jefferson City’s buildings express typical American architectural styles. It is intended as a precursor to what is expected to be a more detailed explanation to accompany the design guidelines recommended for the City’s neighborhoods and commercial districts in Chapter 4. Chapter 4 also calls for a context statement covering the City’s evolution; Chapter 2 in this Historic Preservation Plan is intended to provide a starting point, as it draws from the many surveys already completed in the City. Once the context statement is complete, Chapter 4 calls for many more surveys. The context statement and more surveys will add greatly to what is already known of Jefferson City’s architectural evolution.

It is never too soon, however, to enjoy Jefferson’s City’s architecture, and to look for clues to the City’s history across the entire built environment. We hope this Architectural Styles Insert helps Jefferson City’s residents see their beautiful community, and its fascinating buildings and districts, more clearly – and that this expanded appreciation will lead them to work even more to protect these unique assets.

The Greek philosopher Heraclitus, as recorded by Plato, is said to have stated, “You could not step twice into the same river.” As with most things about the flow of history, it is not possible to reproduce the architectural treasures in Jefferson City. Once lost, they are gone forever – technologies, skills, materials, and contemporary needs, even building codes, are all different now. But unlike the intangible events of history, buildings can live on, to remind us of lives past – and the hopes and dreams of those who built Jefferson City over the years. And they can inspire this generation, and those to come, to continue working both to preserve unique buildings and neighborhoods and create new ones that will live on to tell Jefferson City’s tales to those who follow.

**A word about this document:** the list of styles is inspired by the architectural styles compiled in “St. Louis Patina,” the much-praised website <http://stlouispatina.com/architectural-styles/>, created by Chris Naffziger (originally written Fall 2008, revised early 2012, links added April 2019), supplemented by the superb reproduction of the book *Vernacular Architecture in Rural and Small Town Missouri: An Introduction* (1994, Curators of the University of Missouri) by Howard Wight Marshall at <http://missourifolkloresociety.truman.edu/marshall.html>, and by the knowledge and observations of the Heritage Strategies consulting team. Another excellent resource is the website produced by Tom Paradis, “American Architectural Styles: An Introduction,” <https://architecturestyles.org/>. Paradis is Professor of Geography and Urban Planning at Butler University in Indianapolis, Indiana. The photos were taken by preservation architect Peter C. Benton, principal of Heritage Strategies, LLC, and the text and selections were made by A. Elizabeth Watson, FAICP, a preservation planner and also a principal of Heritage Strategies.

## APPENDIX A: Jefferson City's Architectural Styles



### Early Vernacular

Chris Naffziger, student of St. Louis's architectural history, defines "early vernacular" as "the architecture of necessity, built by men and women of no formal architectural training in the early decades of settlement. . . . These buildings exist in relative obscurity, scattered throughout the city and surrounding region, often surrounded by more august buildings with more professional designs. But many of these buildings are elegant in their simplicity, even if they lack sophisticated ornament." According to Howard Wight Marshall, a student of Missouri folk, or vernacular, buildings, the earliest betray "Georgian symmetry and ornament, . . . two rooms deep and one story tall with a wide central hallway and impressive woodwork." The style was succeeded by the Federal style after the American Revolution, but in vernacular buildings it is sometimes difficult to discern the difference, as Georgian regularity persists. (Photo of the yellow house trimmed in red is by Jane Beetem.)



### Federal

According to Naffziger, "The Federalist style is a catch-all term not often used in the parlance of St. Louis architecture, but is used in other parts of the country, particularly the East Coast. It can be best described as the vernacular architectural style of America in the early decades of the country after the Revolutionary War. It is a more stripped-down, humble style with Neo-Classical leanings . . . but in general is typified by sparse ornament and a pitched roof facing away from the front elevation. Often, the side walls feature double chimneys in the curtain wall of the building."

Jefferson City has some excellent examples of both Federalist buildings and vernacular styles derived from earlier periods.



## Greek Revival

The design of the Second Bank of the United States, 1824, is commonly considered the marker of this style's spread across the nation, although Benjamin Latrobe, practicing at the time of the Lewis and Clark Expedition in the opening years of the 19th century, is considered to have brought the style to the United States, in what is called the Neoclassical. Most Americans are familiar with the "antebellum" (before the Civil War) style of Southern plantations with their stately columns – a hallmark of some expressions of Greek Revival. The style is actually quite prevalent across the states of the Northwest Territory, where many townhomes present gable-facing front elevations.

In Jefferson City, however, the style is more difficult to detect, with only two we spotted of certain Greek Revival style (top, note the distinctive window trim; second photo, the diagnostic portico). The two others here appear to be transitional, from the Federal. The home at bottom left may actually be Federal, with a later, Victorian portico. The home at bottom right is missing its columns, replaced by modern decorative metal supports. Cultural geographer Tom Paridis describes the style as "Gable or hipped, low-pitched roof; dentil cornice emphasized with wide band of trim – cornice represents classical entablature (includes cornice, frieze, architrave); porches or porticos: square or rounded columns (usually Doric). First style to use gable-front floor plan (gable end facing the street, representing a simple Greek temple), temple-front entryway with entry door surrounded by rectangular transom and sidelights (never rounded like federal)."

Very few buildings constructed prior to the Civil War survive in Jefferson City. Styles after the Greek Revival generally mark buildings made after the Civil War.



## Gothic Revival

Tom Paridis provides this description: "Steeply pitched roof, cross-gabled, decorated vergeboards, pointed-arch windows, sometimes stained glass, like churches. Gothic window above entry, one-story porch with flattened, Gothic arches. The first appearance of picturesque (asymmetrical and unpredictable) floor plans, indicating the rise of the Romantic Era in America by the 1840s... Gothic Revival was never popular as Greek or Italianate styles, but it's surprising how often this style reveals itself in churches, houses, and some public buildings. It was mostly popular between 1840-1860 for houses, usually in a wood-frame form referred to as Carpenter Gothic. It remained a popular style for churches nationally right up through the 1940s (WWII), due primarily to its association with European ecclesiastical architecture. It is most abundant in the northeastern U.S."

The Gothic Revival style in its earliest form may not be present in Jefferson City; Temple Beth-El (below), built in 1883 and the oldest continuously occupied Jewish temple east of the Mississippi, appears to be one of first of the style with its distinctive, lanceolate windows. St. Peter Catholic Church, lower left photo, whose earlier building was razed in 1881, was built at roughly the same time. Early buildings at the Missouri State Penitentiary, which opened in 1836, do not survive; the oldest building, Housing Unit 4 (or "A

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Hall”), built in 1868, has the distinctive Roman rounded-arch windows suggesting the Italianate style. Housing Unit 1, which currently serves as the MSP’s main entrance (top), was built in 1905, about the same age as the other two churches pictured here (this section, second row, Grace Episcopal, third row, First Christian), both of which also suggest the influence of the Richardsonian Romanesque style described below.



### Italianate

Tom Paridis provides this description: “2 or 3 stories, rarely 1 story; low-pitched roof, widely overhanging eaves; large, decorative brackets under an ornamental cornice; tall, narrow windows (most often on commercial buildings), commonly arched or curved above; an occasional square cupola or tower (campanile), elaborate wrap-around porch (or smaller entry porch) with decorative Italianate double columns. . . . This style dominated American houses, in both urban and country settings, between roughly 1850 and 1870. The style was popular as cities and towns were settled across the Midwest, making Italianate a common sight. . . . Because of the increasing complexity of American building types by the 1850s – from train stations and commercial buildings to townhouses, apartments, and suburban homes, the style was modified to fit a building’s particular function. The style’s use for many of America’s main-street commercial buildings provides for one of America’s most distinctive symbolic landscapes of midwestern town centers. . . . By the 1860s, Italianate overshadowed Gothic Revival as America’s most popular romantic style.”

In Jefferson City, the Warden’s House (of and across from the penitentiary), now housing the Convention and Visitors Bureau, is perhaps the most classic of any Italianate building in Jefferson City. Many of Downtown’s commercial buildings exhibit Italianate influences. The rococo Lohman Opera House in Jefferson City’s Downtown is an elaborate, later rendition of the style; the building next door to the opera house is a great example of the more ordinary commercial structure (also beautifully maintained). The two



other residences shown are both interesting for their blending of styles – the building at left, on East Capitol Avenue, sports a later, “Stick Style” porch, but has the distinctive narrow windows and asymmetrical style; and at right, from the South Side, this building shows the graceful influence of earlier Georgian symmetry but betrays the Italianate influence with the paired brackets below the roofline and the off-center doorway (with a Georgian arched transom above).



## Second Empire

Naffziger says, “The Second Empire style seeks to capture the essence of French architecture that Americans felt was popular during the so-called Second Empire of Napoleon III. Its most distinctive feature, and makes this style easy to spot, is the presence of a Mansard roof, where a low pitched roof terminates in a broad, sweeping, almost vertical roof often punctuated with dormers. Ironically, the hallmark of Second Empire style predates the Nineteenth Century by several centuries, having been originally designed by Jules-Hardouin Mansart, one of the architects of Louis XIV’s Versailles in the Seventeenth Century. Large, elongated windows with curved tops also appear in this style. The style was popular from the mid to late Nineteenth Century.”

In the beautiful Missouri Governor’s Mansion (top), Jefferson City possesses one of the nation’s most splendid versions of this style, but like all preceding styles, pure versions are few and far between. In two and possibly three cases here, it is possible that the Mansard roof was installed later, as an upgrade to an earlier building.



## Richardsonian Romanesque

Naffziger says, “The Romanesque Revival, in part inspired by the great Boston architect Henry Hobson Richardson, sought to emulate the massive, hulking masses of churches built in Europe from the 11th to 13th Centuries. Featuring large curved Roman arches, round turrets, fanciful gargoyles and intricate sculpture based off of Romanesque architecture, the style usually is associated with the houses of the wealthy, and churches. Logically, many German and other European immigrants left home worshipping at Romanesque churches, and the Romanesque Revival style sought to retain their European identity in their new houses of worship. It was most popular in the late Nineteenth Century.”

This style suited public and institutional buildings, with its massive proportions and a certain fondness for towers; cut stone is the usual material. Jefferson City has some fine examples.



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### Queen Anne

Naffziger says, "Often simply, and erroneously called 'Victorian style,' the Queen Anne possesses intricate and complex millwork on its porches and rooflines (facilitated by the introduction of machine hewn, and relatively inexpensive, woodwork), as well as "fish scales" in the eaves below the roof. Breaking out of the standard square box, the Queen Anne also features complex towers, bays and roofs, punctuated by picturesque placement of many chimneys. . . .The more complex, ornate and fanciful the better, this style flourished in the late Nineteenth Century."

Jefferson City possesses some lovely examples of this relatively delicate-looking style, as seen here, but not as many as might be expected. While the City no doubt was prospering by the time this style was in use, most neighborhoods exhibit the later styles that follow below, and commercial buildings tended to the sturdier, more prosaic Italianate style and its descendants.



### Chicago School (office buildings); Prairie Style (homes)

By the turn of the century, skyscrapers were beginning to appear, but not in small Jefferson City, with space enough for growth without sending offices skyward. Similarly, Frank Lloyd Wright's innovative, horizontal Prairie Style was spreading across the Midwest, but no such buildings appear to exist in Jefferson City – although ranch houses do, which are much later expressions of the style. Naffziger describes the Chicago School: "Simply put, [architect Louis] Sullivan sought to create a new style befitting the technological and engineering advancement of the skyscraper, then brand new at the turn of the Twentieth Century; previous architects had relied on the Gothic or Romanesque Revival Styles in their plans. Typical of the Chicago School, Sullivan's and his followers' designs feature vertical lines that cut across the horizontal bands of terracotta or brick; the fenestration is orderly and repeating with large plate glass utilized."

Although built in the 1920s and only three stories high, the restored Wymore Apartments in Downtown (top) come closest to the feel of a Chicago skyscraper. The Simonsen 9th Grade Center (bottom, formerly the City high school) displays a similar style.



### Beaux Arts

Naffziger says, "The grand style of the last decade of the Nineteenth and the first decades of the Twentieth Century, the Beaux-Arts Style takes its name from the Ecole des Beaux-Arts in Paris, France. A style befitting America's new confidence as the economic leader of the world, this style was a return to Classical models, rejecting the revival styles of the Nineteenth Century that were viewed as 'old fashioned' and 'too old Europe.' The Beaux-Arts Style is not merely Neo-classicism, but rather it takes its models from the huge monuments of Rome such as the Baths of Caracalla or the Basilica of Constantine and Maxentius, and combines it with the best of Renaissance architecture such as Michelangelo's Farnese Palace. Later horribly dismissed by the Modernists, many



great Beaux-Arts buildings were torn down; a report from the 1950's in the archives of the Saint Louis Art Museum, itself a crowning achievement of the Beaux-Arts, stated that the building should be saved 'merely for sentimental reasons.' The style's rehabilitation has begun, and its buildings cherished for their contribution to the built environment of American cities."

As with Romanesque Revival, Jefferson City's examples are institutional in nature. (Photo credit, Missouri State Capitol, KTrimble at English Wikipedia, Creative Commons CC0 1.0)



### American Foursquare

Wikipedia provides a simple description of this style, found extensively across Jefferson City's residential neighborhoods: "The American Foursquare or American Four Square is an American house style popular from the mid-1890s to the late 1930s. A reaction to the ornate and mass-produced elements of the Victorian and other Revival styles popular throughout the last half of the 19th century, the American Foursquare was plain, often incorporating handcrafted 'honest' woodwork (unless purchased from a mail-order catalog). This style incorporates elements of the Prairie School and the Craftsman styles. It is also sometimes called Transitional Period. The hallmarks of the style include a basically square, boxy design, two-and-one-half stories high, usually with four large, boxy rooms to a floor, a center dormer, and a large front porch with wide stairs. The boxy shape provides a maximum amount of interior room space, to use a small city lot to best advantage. Other common features included a hipped roof, arched entries between common rooms, built-in cabinetry, and Craftsman-style woodwork."

In Jefferson City, nearly all Foursquare residences are built of brick.



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### Colonial Revival

This style began appearing at roughly the same time as the Beaux Arts. Naffziger says, "Renewed interest in the architecture of Colonial America... was spurred by the renovation of Mt. Vernon, the northern Virginia plantation of George Washington, and the original capital of Virginia, Williamsburg. The Colonial Revival style features simple elevations, with relatively little ornament that is

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influenced by Thomas Chippendale of England. Also, Colonial Revival frequently borrows the form of Mt. Vernon in commercial structures. The style has remained popular for much of the last century.”

Surprisingly, Jefferson City did not seem to need to wrap itself in much nostalgia for the Colonial era – there are only a few examples to share. Lincoln University's main building (top) and the Chamber of Commerce's building (below) are excellent renditions of the style; the West Jefferson City apartment building shows how well the style adapts to modern needs. The white two-story residence on East Capitol Avenue (this section, third row, left) betrays the style with a classic arched Colonial portico. As frame construction was commonly used in residential structures, we are suggesting that the one-story residence (this section, third row, right), with the American Foursquare house form, could equally be regarded as Colonial Revival. Bottom - the City's water treatment plant is a surprising example of Colonial Revival. The white-brick version is a 1930s or 1940s version in a South Side neighborhood.



### Early Twentieth Century Eclecticism

This style, invented by Chris Naffziger and his friend Michael Allen “one night almost as a joke,” is regarded by Naffziger as “perhaps the most difficult style to define: Early Twentieth Century Eclectic represents the playful, eclectic style(s) of architecture prominent at the beginning of the Twentieth Century. While most Nineteenth Century revival styles sought to make a faithful, if Americanized replica of an earlier, historic European style, the eclectic style instead seeks to combine together the most interesting elements of Classical, Gothic, Spanish and Italian influences into one building. A building of this style will often have terracotta tiles roofs, elegant classical columns, French or Italian massing, idiosyncratic corner towers, or English Georgian details.”

This broad category suits Jefferson City, which has numerous examples of buildings that creatively combine styles from the end of the nineteenth century into the early twentieth. Is the building at upper left, with its Chinese-style keyhole entry, Queen Anne, or Foursquare? What is that building (this section, third row, right) in the East End with its fanciful gabled front echoing the Jacobean Revival style (a minor style the emerges full-blown in Tudor Revival, below), but with a Tuscan-style colonnade along its second-story porch? Was that building on the corner in Munichburg (this section, third row, left) built all at one time, or was the staid first-floor brown-brick façade with its echoes of Art Deco applied some decades after the basic building with its elaboration of both Mission Revival and the Italianate?....





This tiny storefront in Downtown (awaiting rehab and a new retail facade) features a high-style "Mannerist" version of Georgian Revival, part of the Early Twentieth Century Eclectic "catchall" style.



...And, is the Moreau School (above) a Colonial Revival? Or something else?



### Arts and Crafts

Naffziger: "The Arts and Crafts Style flourished in the first decades of the Twentieth Century, and emphasized more primitive, simple means of decoration in response to the more elaborate revival styles of the same period. Clean, straight lines with strong geometric designs that suggest a humble English cottage, Arts and Crafts used exposed timber ceilings, wrought iron detailing and simple finishes. Most famous for its one and a half story bungalows with rough wood roof and wall shingles, this style still influences contemporary design."

In Jefferson City, along with American Foursquares and Tudors, this is a prominent residential style with many, eclectic variations. While the bungalow is a common house form, it is not the only one — see, for example, the pair of houses on the third row, this section. Both display massing from the American Foursquare tradition, the one at left showing Tudor Revival influence and the one at right with a touch of Spanish Revival (both styles are explained separately below). The fire station, below, is a nice institutional example.



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### Tudor Revival/Gingerbread

Jefferson City, for its size, has a remarkable collection of Tudor Revival; here we also adopt the playful and descriptive nickname for the style provided by Naffziger, "Gingerbread," who distinguishes between the two. Although we do not, we wish to honor the Missouri-centric nature of the classification provided in his definition: "In some ways a residential and commercial version of the more ecclesiastic Gothic Revival, Tudor Revival takes its name from the dynasty of kings and queens spanning the Sixteenth and Seventeenth Centuries in England. Tudor Revival architecture features tall roof lines that are often asymmetrical in composition, leaded windows, Gothic arch doorways, half timber construction, and idiosyncratic rubble stone accent walls intimating castle ruins, as well as asymmetrically placed chimneys of varying heights. The Gingerbread Style, unique to St. Louis though variants exist in other cities, could best be described as a playful, rustic Twentieth Century version of Tudor Revival. But while Tudor Revival focuses on the half timber construction of Sixteenth Century England, a myriad different tones of brick feature in the Gingerbread Style. These houses were built in the 'suburban' areas of St. Louis City and as in-fill in more established neighborhoods, and featured the latest domestic technology of the time. Renowned for their unique details, often creating the appearance of miniature castles, each house seems to be one-of-a-kind."

We'll let the reader decide which is which!



### Spanish Revival

From Naffziger: "Spanish Revival architecture attempts, like many Early Twentieth Century revival styles, to emulate the feeling of the architecture of Spain and its former colonies. Often incorporating elements of Moorish, Mannerist and Baroque Revival styles, Spanish Revival features tan brick facades, terracotta roof tiles and other elements such as terracotta trim accents and doorways."

Jefferson City has only a few of these, but they enliven any street where they are found.



### Art Nouveau, Art Deco

Art Nouveau preceded Art Deco and derives from the naturalistic styles that were emerging in arts and crafts by the end of the nineteenth century (think of Louis Comfort Tiffany's stained glass). As for Art Deco, Naffziger remarks, "In many ways, this style is a predecessor to Modernism, but the playfulness and enjoyment of ornament, which Modernism rejects, remains a critical element of Art-Deco architecture and design. It is also eclectic, borrowing motifs from civilizations and sources such as Egypt and ancient Mesopotamia."

The vertical lines are a signature of Art Deco. The closeup of a spectacular storefront in Downtown, top, is clearly Art Nouveau. Three other buildings are clearly Art Deco, plus the decorative posts retained from an earlier Missouri River bridge, imaginatively retained as part of an interpretive site. The photo below shows an early automotive building roughly contemporaneous to the others, showing the careful decoration typical of Art Deco, but incorporating the Colonial Revival style. (Photo of the red-brick Tergin Apartment Building by TheCatalyst31, Creative Commons CC0 1.0.)



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### Streamline Moderne

Naffziger explains, "An American derivative of the Art-Deco, Streamline Moderne takes the aerodynamic lines of the automobile and airplane as its inspiration. Glass brick, chrome detailing, Vitrolite and other new materials feature in the creation of the style. Streamline Moderne was used for updating older buildings' storefronts, but it also was used in the creation of new building types increasingly popular in America: bus stations, roadside diners and theaters from the Golden Age of Cinema before World War II."

If Art Deco has vertical lines, Streamline Moderne is more horizontal in nature. Jefferson City's two institutional examples are both government buildings and show the monumentality possible in the style. Although the U.S Post Office (and former courthouse) masquerades as Beaux Arts with its columns, their exaggerated form and the square windows reveal the Streamline Moderne influence.



### Modernism

According to Naffziger, "Modernism, arising out of the architecture schools of Germany and France, was a response to the revival styles of the Nineteenth and early Twentieth Centuries. Seeking to reject the past's hold on architecture of the time, architects such as Le Corbusier and Ludwig Mies van der Rohe designed buildings that emphasized the structural capabilities of the new buildings materials of the Industrial Revolution."



As seen in Jefferson City's post-World War II examples, architects experimented with a variety of forms in this style, but generally rejected ornamentation. The building at upper left is actually a radical modernization of an older hotel (now an office building), clearly a product of the late 1950s or early 1960s. Of the tower-like structure, upper right, the LA Conservancy (a leader in building the current appreciation of Modern buildings), says, "The round Holiday Inns of the 1960s and 1970s are few and far between, but they are treasured wherever they stand." The building in the second row of this section echoes the relentless horizontality of the International style popularized by the Saarinens (father and son); the bank building at bottom is the same, with the pedestal style used to achieve the lightness characteristic of some versions of Modernism, and is an especially fine example of the type. In the third row of this section, left, is an interesting rendition of the pedestal form executed in the limestone abundant in Jefferson City, which has been modernized with a beautifully conceived third story. Finally, in that same third row, right, is a new bank building in the Modern style, illustrating its timeless appeal. (Images of the two bank buildings are courtesy Google Earth.)





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### Early Ranch Houses (Mid-century Modern)

Tom Paradis explains: “The post-war modernist era also influenced American suburban housing. Early forms of modern houses included rare examples of the prairie style for wealthier clients, designed to blend into the prairie landscapes of the Midwest and inspired by Frank Lloyd Wright and his contemporaries. The American foursquare and craftsman bungalows, distant cousins to the Prairie style, gave us more common forms of early modern housing styles up to and including World War One. After World War Two, when the suburban boom gained momentum, variations on the modern style became the prominent form of building for suburban neighborhoods and large tracts of standardized middle-class housing were built throughout the U.S. These sprawling suburban neighborhoods mirrored the modern movement and the more prominent International style. Taking cues from earlier craftsman bungalow and cape-cod cottage forms, post-war modern houses included the California ranch, raised ranch, split-level, and “sea ranch” after the 1950s. Similar to International style, these houses really don’t include much ‘style’ at all — they are designed to look to the future — not to the past — for their inspiration.”

Jefferson City enjoys a number of lovely small examples of these homes. Many have “carports” — early in the twentieth century, the design of houses was slow to move from the detached garage (an inheritance of the lowly stable or carriage house) to the attached garage. The carport was an early answer to having a car conveniently close at hand without the expense of a separate building or an enclosed, attached space as garages are built today.



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### Brutalism

Tom Paradis explains: “Like International style, Brutalism is sometimes classified as its own distinctive subtype, though it is considered a variant of post-war modernism. Despite its apparently appropriate name, Brutalism is derived from the French term, *beton brut*, which translates to ‘rough concrete.’ It is essentially a style based on the shaped and molded forms of concrete, a thick, masonry variation of modernist architecture. Regardless of how the International style, Modernism, and Brutalism are classified, they all share the fundamental modernist principle promoted by Louis Sullivan and his contemporaries and successors, that ‘form forever follows function,’ without relying on revivalist architectural styles of the past.”

In Jefferson City, influences of Brutalism and Modernism are both evident in the Missouri Department of Revenue building and City Hall; the latter is a late example, trending into the less styled decade of the 1970s. At bottom, a home built overlooking the Missouri River in West Jefferson City, comparatively recent, shows that Brutalism’s use of concrete is still influential.

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## Post-Modernism

From the 1980's onward, a style has emerged that gained the name "post-modern." Tom Paradis explains: "Is postmodern a 'style'?... Often postmodern architecture is referred to as neo-eclectic, essentially representing a loosely interpreted revival of historical styles mixed with modern construction techniques for newer houses. For commercial buildings, postmodernism represents an escape from the confines of the 'anonymous glass box' of the International style. Instead of the modernist, 'less is more' mantra, postmodern architect Robert Venturi famously retorted that 'Less is a bore.' This reaction to modernism has led to an unending variety of forms and sleek, asymmetrical designs for commercial buildings. Postmodernism is often used as an allusion to the past, with multiple associations and meanings. It is a partial rejection of modernist thought, a return to traditional, historical precedents, a re-awakened interest in history and heritage. Postmodernism coincides with both the historic preservation movement and the new urbanism movement quite well. Historical features tend to be widely exaggerated, and the critics of postmodern architecture point to the fact that its architects do not necessarily try to replicate historic styles. Instead, postmodernism seemingly makes fun of the past, using a wide variety of historic forms, simplifying and mixing them into an unorganized, illogical jumble of a building. Others enjoy the trend away from strict functionalism, citing a nice "balance" between the sleek, technical look of modern architecture and the wide variety of historic forms that can be applied."

According to Paradis's description, "wide variety of historic forms, simplifying and mixing them," the Cole County Sheriff's Office building is clearly post-modern. The new Christopher S. Bond U.S. Court House, dedicated in 2011, although unlike the Sheriff's Office, conforms to the post-modern idea of "sleek, asymmetrical designs" – but also clearly shows the influence of Modernism.

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## **Appendix B: Glossary**

**Acquisition:** the act or process of acquiring fee title or interest other than fee title of real property (including acquisition of development rights or remainder interest).

**Adaptive Reuse:** The conversion of a building to a use other than that for which it was originally designed, optimally, respecting the historic features of the building.

**Addition:** New construction added to an existing building or structure.

**Affordable Housing Tax Credit:** A phrase that is synonymous with the federal low-income housing tax credit (LIHTC) program offered through the Department of Housing and Urban Development (HUD). The LIHTC program is an indirect federal subsidy used to finance the development of affordable rental housing for low-income households. The LIHTC program was enacted by Congress in 1986 to provide the private market with an incentive to invest in affordable rental housing. Federal housing tax credits are awarded to developers of qualified projects. Developers then sell these credits to investors to raise capital (or equity) for their projects, which reduces the debt that the developer would otherwise have to borrow. Because the debt is lower, a tax credit property can in turn offer lower, more affordable rents. The LIHTC is often paired with the Federal Rehabilitation Tax Credit available to properties listed on the National Register of Historic Places or contributing buildings within a National Register district.

**Alteration:** Any physical change to an existing structure or building involving work that affects an exterior architectural feature including construction, reconstruction, repair, or removal of any building element; generally excludes maintenance work that repairs existing elements or repaints existing elements in the same color.

**Building Permit:** Issued by the Jefferson City's Building Regulations Division of the Department of Planning and Protective Services. For designated structures and structures in locally designated historic districts, this Historic Preservation Plan recommends that the Jefferson City Historic Preservation Commission review applications in conjunction with the building permit process and issues a Certificate of Appropriateness (see further definition below).

**Certificate of Appropriateness (COA):** A document typically awarded by a local government's review body charged with historic preservation that allows an applicant for a building permit, affecting a structure in a designated area or designated as a single site, to proceed with a proposed alteration, demolition, or new construction, following a determination of the proposal's suitability according to applicable criteria.

**Certified Local Government (CLG):** Refers to a local government, certified or approved by each state's historic preservation office under the National Preservation Act Amendments of 1980, which has an appointed historic preservation review body to oversee the survey and inventory of historic resources, to review areas for historically significant structures, and to develop and maintain community planning and education programs. Jefferson City's Historic Preservation Commission is a CLG.

**Character-defining Feature:** A prominent or distinctive aspect, quality, or physical component of a property that contributes significantly to its historic character.

**Character:** The distinctive qualities and attributes of any building, structure, site, street, or district.

**Community Development Block Grant (CDBG):** Entitlement funds granted annually by the U.S. Department of Housing and Urban Development (HUD) on a formula basis to cities in metropolitan areas over 50,000 in population, designated principal cities of metropolitan statistical areas or urban counties over 200,000 in population, and states in order to help develop viable communities. CDBG funds assist a wide variety of projects, including economic development, housing, public facilities benefiting low- to moderate-households and/or areas. Preservation is an eligible activity that may help support eligible households to maintain and upgrade historic homes. Jefferson City has been entitlement community since 2004.

**Context (Historic Context):** The setting in which a historic building, element, site, structure, street, or district exists. Also, a unit created for planning purposes that groups information about historic properties based on a shared theme, specific time period, and geographical area.

**Context Statement:** Scholarly document that outlines the historic context for evaluating the significance of one or more historic resources.

**Contributing Structure:** One of the buildings or site features that give a historic district its significance – a building that was built within the “period of significance” and that sufficiently retains its historic features. This can be a structure or portion thereof that contributes to the historic significance of a larger historic resource, such as an individual residence within a historic district or an outbuilding located within a designated property.

**Cultural Landscape:** According to the National Park Service’s Bulletin 30, *Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes*, “A cultural landscape is defined as “a geographic area, including both cultural and natural resources and the wildlife or domestic animals therein, associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values.” Cultural landscapes may be designed or vernacular, or urban or rural, ranging from small sites or very large regions.

**Cultural Heritage Tourism:** See heritage tourism.

**Demolition by Neglect:** The willful neglect in the maintenance or repair of a structure, resulting in a building falling into such a state of disrepair that it becomes necessary or desirable to demolish it. Property owners have been accused of permitting demolition by neglect on purpose, in order to save on rehabilitation costs. Specifically such conditions might include: (1) the deterioration of any architectural feature so as to create or permit the creation of a hazardous or unsafe condition; (2) the deterioration of walls or other vertical supports; (3) the deterioration of roofs or other horizontal members; (4) the deterioration of chimneys; (5) the deterioration or crumbling of plaster or mortar; or (6) the ineffective waterproofing of walls, roofs, and foundations, including broken windows and doors.

**Demolition:** Any act that destroys in whole or in part a building or structure.

**Design Guidelines:** Criteria developed to identify design concerns in an area and to help property owners ensure that rehabilitation and new construction respect the character of designated buildings and districts. The use of the word “guidelines” signals the intention that the criteria are considered voluntary. Often accompanied by educational information about the architectural styles of a community.

**Design Standards:** Design guidelines that are incorporated by law into local ordinances affecting historic resources and new construction. In Jefferson City, both a local historic district and a Neighborhood Conservation Overlay District (NCOD; see definition below) would have design standards.

**Neighborhood Services Division (Jefferson City):** Part of the Jefferson City's Department of Planning and Protective Services. The purpose of the division is to contribute to the quality of life by promoting sustainable neighborhoods through grants, programs and initiatives. The division manages the Community Development Block Grant, Neighborhood Reinvestment Act programs, other federal programs, Property Maintenance, and liaison to Historic Preservation Commission and certified local government program.

**Easement (Preservation Easement):** Legal protection (recorded in a property deed) for distinguishing features of the interior or exterior of a property or in the space surrounding a property because such features are deemed important to be preserved. For example, a new property owner may be prevented from making changes or additions to a building, structure, or landscape by an easement in the property deed itself. These are sometimes specified as preservation easements or conservation easements.

**Elements:** Material parts or details of a building, site, structure, street, or district.

**Eligible:** Meets the criteria for listing in the National Register, but not officially listed. Lack of listing is sometimes because the property owner has objected to designation, but often because public agencies involved in a federal undertaking, under federal rules related to the National Historic Preservation Act, must search for historic resources affected by the undertaking that are eligible for the National Register, document them, and treat them in their project planning and permit reviews as if designated. They are not required to actually nominate a historic property if found eligible.

**Eminent Domain:** The powers granted to a public agencies to condemn private property, at fair market value, for specific public purposes.

**Fabric, Historic:** The physical material of a building, structure, or community that connotes an interweaving of component parts and which is historic.

**Façade:** An external face or elevation of a building.

**Feasibility Study:** An investigation and analysis of the viability of a proposal that considers factors such as the current environment for similar ventures, economics, and resources available to execute a given proposal. Feasibility studies help to identify issues that should be resolved prior to making a substantial investment in a given plan.

**Green Building:** An approach to building that the Environmental Protection Agency defines as "the practice of creating and using healthier and more resource-efficient models of construction, renovation, operation, maintenance and demolition." The federal government offers incentives to support green building practices nationwide. Many members of the preservation community, including the National Trust for Historic Preservation, consider that preserving existing historic fabric constitutes a green building practice. See sustainability, below.

**Heritage Tourism (Cultural Heritage Tourism):** A type of tourism focused on travel for the purpose of experiencing unique historic places. Heritage tourism received an official federal definition in 2003 under Executive Order 13287, which defined heritage tourism as “the business and practice of attracting and accommodating visitors to a place or area based especially on the unique or special aspects of that locale’s history, landscape (including trail systems), and culture.” The National Association of State Arts Agencies defines cultural heritage tourism as “based on the mosaic of places, traditions, art forms, celebrations and experiences that portray this nation and its people, reflecting the diversity and character of the United States.”

<http://www.livable.org/storage/documents/reports/CBC/culturalheritagetourism.pdf>

**High Style:** A term for describing architecture that expresses cultural and aesthetic trends through distinct character-defining features, in contrast to the utilitarian nature of vernacular architecture (see definition below).

**Historic Building:** As defined by the National Park Service’s Bulletin 15, How to Apply the National Register Criteria for Evaluation, “a building, such as a house, barn, church, hotel, or similar construction, is created principally to shelter any form of human activity. “Building” may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn. Buildings eligible for the National Register must include all of their basic structural elements. Parts of buildings, such as interiors, facades, or wings, are not eligible independent of the rest of the existing building. The whole building must be considered, and its significant features must be identified. If a building has lost any of its basic structural elements, it is usually considered a ‘ruin’ and is categorized as a site.” <https://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>

**Historic District, Local:** A geographically definable area with a significant concentration of buildings, structures, sites, spaces, or objects unified architecturally or historically by past events, physical development, design, setting, materials, workmanship, sense of cohesiveness, or related historical and aesthetic associations. Individual buildings in a district need not be individual historic landmarks; they can derive their significance in association with the district. The significance of a district may be recognized through listing in a local, state, or national landmarks register and may or may not be protected legally through enactment of a local historic district ordinance administered by a historic preservation commission.

**Historic District, National Register:** As defined by the National Park Service’s Bulletin 15, How to Apply the National Register Criteria for Evaluation, “A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties. For example, a district can reflect one principal activity, such as a mill or a ranch, or it can encompass several interrelated activities, such as an area that includes industrial, residential, or commercial buildings, sites, structures, or objects. A district can also be a grouping of archeological sites related primarily by their common components; these types of districts often will not visually represent a specific historic environment.” <https://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>

**Historic Object:** As defined by the National Park Service’s Bulletin 15, How to Apply the National Register Criteria for Evaluation, the term ‘object’ is used to distinguish from buildings and structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment. Small objects not designed for a specific location are normally not eligible. Such works include transportable sculpture, furniture, and other decorative arts that, unlike a fixed outdoor sculpture, do not possess association with a specific place. Objects should be in a setting appropriate to their significant historic use, roles, or character. Objects relocated to a museum are inappropriate for listing in the National Register.”

<https://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>

**Historic Preservation Advocacy:** Public support of preservation as a cause, often but not always within the context of a public debate. Historic preservation advocacy is often reactive, responding to a threat to a historic resource or a policy that protects historic resources. In some cases, historic preservation advocates conceive of potential improvements to preservation policy and work with policy makers to change laws that favor preservation.

**Historic Preservation Commission:** A local government volunteer-based reviewing body responsible for promoting historic resources through educational, cultural, economic, and regulatory means and fostering civic pride in the beauty and noble accomplishments of the past of the community. The governmental entity in Jefferson City is the Historic Preservation Commission. It is also responsible for overseeing design review in locally designated districts, designating local landmarks, and generally leading the City’s efforts to identify and protect historic resources and advising the City’s efforts to invest in historic preservation.

**Historic Preservation Planning:** The organization into a logical sequence of preservation information pertaining to identification, evaluation, registration and treatment of historic properties, and setting priorities for accomplishing preservation activities.

**Historic Preservation:** The act of saving old and historic buildings, sites, structures, and objects from destruction or deterioration and providing for their continued use by means of restoration, rehabilitation, or adaptive use.

**Historic Property:** A district, site, building, structure or object significant in American history, architecture, engineering, archeology or culture at the national, State, or local level.

**Historic Resource:** Refers generally to any historic building or site; commonly used for any building or site listed in or eligible for listing in the National Register. Sometimes called “historical resource.”

**Historic Resources Survey:** A process of systematically identifying, researching, and documenting properties that reflect important themes in a city’s growth and development, such as architecture, city planning, social history, ethnic heritage, politics, industry, transportation, commerce, entertainment, and others. Historic resources include buildings, structures, objects, cultural landscapes, natural features, and groupings of resources or areas known as historic districts.

**Historic Site:** As defined by the National Park Service’s Bulletin 15, How to Apply the National Register Criteria for Evaluation, “A site is 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. A site can possess associative significance or information potential or both, and can be significant under any or all of the four criteria. A site need not be marked by physical remains if it is the location of a prehistoric or historic event or pattern of events and if no buildings, structures, or objects marked it at the time of the events. However, when the location of a prehistoric or historic event cannot be conclusively determined because no other cultural materials were present or survive, documentation must be carefully evaluated to determine whether the traditionally recognized or identified site is accurate. A site may be a natural landmark strongly associated with significant prehistoric or historic events or patterns of events, if the significance of the natural feature is well documented through scholarly research. Generally, though, the National Register excludes from the definition of ‘site’ natural waterways or bodies of water that served as determinants in the location of communities or were significant in the locality’s subsequent economic development. While they may have been ‘avenues of exploration,’ the features most appropriate to document this significance are the properties built in association with the waterways.”

<https://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>

**Historic Structure:** As defined by the National Park Service’s Bulletin 15, How to Apply the National Register Criteria for Evaluation, “The term ‘structure’ is used to distinguish from buildings those functional constructions made usually for purposes other than creating human shelter. Structures nominated to the National Register must include all of the extant basic structural elements. Parts of structures can not be considered eligible if the whole structure remains. For example, a truss bridge is composed of the metal or wooden truss, the abutments, and supporting piers, all of which, if extant, must be included when considering the property for eligibility. If a structure has lost its historic configuration or pattern of organization through deterioration or demolition, it is usually considered a ‘ruin’ and is categorized as a site.”

<https://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>

**Historic Rehabilitation Tax Credits (Federal):** The federal government’s most significant tax incentive for preservation. The federal HTC offers a 20% credit for rehabilitation of qualifying, income-producing, depreciable historic structures. Once a property is deemed ‘historic’ by being listed either on the National Register of Historic Places individually or deemed as contributing to a National Register-listed historic district, a project can receive tax credits, which lowers the taxes owed, on qualified rehabilitation expenses if their work conforms to the Secretary of the Interior’s Standards for Historic Building Rehabilitation. Taxpayers should be aware that the rehabilitation work must be approved in advance. <https://www.nps.gov/tps/tax-incentives.htm> In Missouri, the state’s Department of Economic Development is charged with reviewing state and federal historic tax credit applications. <https://ded.mo.gov/programs/business/historic-preservation>

**Historic Tax Credits (Missouri):** Missouri's most significant tax incentive for preservation; for qualifying, income-producing, depreciable historic structures, it may be possible to combine Missouri's tax incentive with the federal Historic Tax Credit. The Missouri credits apply to income-producing property including either commercial or residential rental property, or personal residences that are certified historic structures and meet the minimum investment threshold. Missouri law provides an investment tax credit equal to 25% of approved costs. <https://preservemo.org/public-policy/historic-tax-credits/> In Missouri, the state's Department of Economic Development is charged with reviewing state and federal historic tax credit applications. <https://ded.mo.gov/programs/business/historic-preservation>

**Historical Documentation:** A detailed record— in the form of a report, measured drawings, archival photographs or other written document— of the history and significance of a property, based on research of historical documents as well as physical investigation of existing structures.

**In-kind Replacement:** The repair of an existing element or feature using new components that match the original in form, finish, materials, and installation techniques; often indicated in architectural plans by the directive "match existing."

**Integrity:** The authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. "Integrity" describes whether a historic resource is intact, considering whether it has maintained its historic location, design, setting, materials, workmanship, feeling (sense of place), and historic association.

**Interior Architectural Feature:** The architectural style, design, general arrangement and components of an interior, including the kind, color, and texture of the building material and the type and style of windows, doors, lights, signs, plaques, decorative finishes, murals, art work, floor plan, and other fixtures appurtenant to the interior. Generally speaking, the interiors of buildings are not protected by local historic preservation ordinances.

**Interpretation:** According to the National Association for Interpretation (NAI), "If you help visitors learn about a place that's important to you, you're an interpreter! Interpreters connect visitors to important natural, cultural, and historical resources at parks, nature centers, historical sites, aquariums, zoos, and anywhere that people come to learn about places. NAI defines interpretation as "a mission-based communication process that forges emotional and intellectual connections between the interests of the audience and the meanings inherent in the resource." [https://www.interpnet.com/NAI/interp/About/About Interpretation/nai/ About/what is interp.aspx?hkey=53b0bfb4-74a6-4cfc-8379-1d55847c2cb9](https://www.interpnet.com/NAI/interp/About/About%20Interpretation/nai/About/what%20is%20interp.aspx?hkey=53b0bfb4-74a6-4cfc-8379-1d55847c2cb9)

**Inventory:** a list of historic properties determined to meet specified criteria of significance.

**Landmark:** An individual structure that has been deemed to have historical, cultural, educational, or architectural value, and may include exterior as well as interior structures. Jefferson City's Historic Preservation Commission is charged with recognizing local landmarks. [http://www.jeffersoncitymo.gov/live\\_play/history\\_heritage/landmark\\_awards.php](http://www.jeffersoncitymo.gov/live_play/history_heritage/landmark_awards.php)

**Landscape:** The totality of the built or human-influenced habitat experienced at any one place as defined by dominant features such as topography, plant cover, buildings, or other structures and their patterns.

**Low-income Housing Tax Credit (LIHTC):** See Affordable Housing Tax Credit.

**Main Street America:** A national program administered by the National Main Street Center that employs historic preservation as an economic development tool in historic downtown commercial districts. In Missouri, the program is administered by the Missouri Main Street Connection. Further described in the Jefferson City Historic Preservation Plan in Chapter 6.

**Major Project:** Work on a structure that may change the significant character, appearance, and integrity of the structure. Substantial building alterations, demolitions, additions, and new construction are considered major projects.

**Memorandum of Understanding:** A document that describes an agreement between two or more parties and lays out how the parties will work together toward a common line of action. It is used in cases where parties require formal assurance of common goals and objectives but cannot create a legally enforceable agreement.

**Minor Project:** Work on a structure that does not change the overall appearance and integrity of a structure.

**Mitigation:** An action reducing the harm that a development project causes to the environment or to a historic building.

**National Register Criteria:** the established criteria for evaluating the eligibility of properties for inclusion in the National Register of Historic Places: “The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and: A) That are associated with events that have made a significant contribution to the broad patterns of our history; or B) That are associated with the lives of significant persons in our past; or C) That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or D) That have yielded or may be likely to yield, information important in history or prehistory.”

<https://www.nps.gov/nr/publications/bulletins/nrb15/>

**National Register of Historic Places:** The Nation’s official list of cultural resources worthy of preservation because of their national significance. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties listed in the Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register is administered by the National Park Service, which is part of the U.S. Department of the Interior.

**National Trust for Historic Preservation:** National nonprofit, membership-based historic preservation organization, based in Washington, D.C. Its closest field offices are in Denver, Houston, and Chicago.

**Neighborhood Conservation Overlay District (NCOD):** Sections 35-33 and 35-34 of the City of Jefferson Zoning Code address Neighborhood Conservation Overlay Districts (NCODs), which are intended to help ensure that new construction and renovations to existing structures are compatible with the architectural character of the neighborhood district. Reviews are to be undertaken by the Department of Planning and Protective Services in accordance with regulations and guidelines customized to the district. At present, there are two established NCODs, the Lower Jefferson Conservation District and the Capitol Avenue Neighborhood Conservation Overlay District, each of which has a set of regulations and guidelines written into their individual ordinances. Further described in the Jefferson City Historic Preservation Plan in Chapter 5.

**New Construction:** Construction in historic areas and districts that is characterized by the introduction of new elements, sites, buildings, or structures, or additions to existing buildings and structures.

**Non-contributing Structure:** A building that does not contribute to the significance of a historic district, either because it was built outside the “period of significance” or has been excessively altered.

**Period of Significance:** The span of time in which a property attained the significance for which it meets the National Register criteria.

**Preservation:** Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

**Programmatic Agreement:** A tool used by the federal government, usually in cooperation with the SHPO, to document terms and conditions agreed upon during the Section 106 process. A programmatic agreement will be used under the following circumstances: (1) if the impacts on a historic property cannot be fully determined prior to the undertaking; (2) if the historic properties affected by the undertaking are similar and don’t require unique provisions for protection; (3) when the process delegates decision-making to nonfederal parties; (4) where routine management of a historic property is undertaken at a federal installation or facility; or (5) where the project circumstances necessitate a departure from the conventional Section 106 process.

**Property Type:** a grouping of individual properties based on a set of shared physical or associative characteristics.

**Reconnaissance Survey:** A survey conducted to collect photographs and locational information but no site-specific research; also known as a “windshield survey.”

**Reconstruction:** The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location. The re-creation of a historic building that has been damaged or destroyed; the new building resembles the original as closely as possible and is constructed based on historical, archaeological, and/or architectural documents.

**Rehabilitation:** The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

**Research Design:** A statement of proposed identification, documentation, investigation, or other treatment of a historic property that identifies the project's goals, methods and techniques, expected results, and the relationship of the expected results to other proposed activities or treatments.

**Restoration:** The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project. Restoration is rarely recommended as it typically requires the removal of historic fabric.

**Sample Survey:** Survey of a representative sample of lands within a given area in order to generate or test predictions about the types and distributions of historic properties in the entire area. Often used in archeology.

**Secretary of the Interior's Standards for Rehabilitation:** Ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs and uses. See discussion in the Jefferson City Historic Preservation Plan in Chapter 4; see the definition for "treatment" for a reference to a general resource on choosing whether rehabilitation, preservation, restoration, or reconstruction is appropriate. In most cases in Jefferson City, rehabilitation is the expected treatment.

**Section 106:** Refers to Section 106 of the National Historic Preservation Act of 1966, which requires federal agencies to take into account the effects of their proposed activities on properties included, or eligible for inclusion, in the National Register of Historic Places. While the SHPO participates in the Section 106 consultation process, it is the federal agency that bears the responsibility for initiating various steps in the process: gather information to decide which properties in the project area are listed in or eligible for listing in the National Register of Historic Places; if so, determine how these historic properties might be affected; explore alternatives to avoid or reduce harm to historic properties; and reach agreement with the SHPO (and the federal Advisory Council for Historic Preservation in some cases) on measures to deal with any adverse effects or obtain advisory comments from the ACHP, which are sent to the head of the agency. <https://dnr.mo.gov/shpo/sectionrev.htm>

**Section 4(f):** A provision in the Department of Transportation Act of 1966 that prohibits federal approval or funding of transportation projects that require "use" of any historic site unless (1) there is "no feasible and prudent alternative to the project," and (2) the project includes "all possible planning to minimize harm."

**SHPO (State Historic Preservation Officer):** An official within each state appointed by the governor to administer the state historic preservation program and carry out certain responsibilities relating to federal undertakings within the state. In Missouri, the program and responsibilities are carried out by the State Historic Preservation Office (also called the SHPO) within the Department of Natural Resources, and include reviewing nominations to the National Register of Historic Places, overseeing the state's architectural and archaeological survey programs, Section 106 Review and Compliance, managing Missouri's Certified Local Government Program, and administering Historic Preservation Grant programs. <https://dnr.mo.gov/shpo/>

**Significant:** Having particularly important associations within the contexts of architecture, history, and culture.

**Stabilization:** The act or process of applying measures essential to the maintenance of a deteriorated building as it exists at present to establish structural stability and a weather-resistant enclosure.

**Streetscape:** The space between the buildings lining the public ways that comprise various elements such as streets and alleys, sidewalks, monuments and public art, and small-scale features such as curbs, paving, street furniture, lighting, fences, walls, and landscaping.

**Survey, Intensive:** A systematic, detailed examination of an area designed to gather information about historic properties sufficient to evaluate them against predetermined criteria of significance within specific historic contexts.

**Survey, Reconnaissance:** An examination of all or part of an area accomplished in sufficient detail to make generalizations about the types and distributions of historic properties that may be present.

**Sustainability:** The goal of providing for the needs of the present without depleting resources or harming natural cycles for future generations. In the view of the historic preservation community, "the greenest building is the one already built." <https://jdbengineering.com/historic-preservation-community-preservation/>

**Tax Increment Financing (TIF):** An economic redevelopment tool used by many municipalities throughout Missouri and other parts of the country to develop or redevelop an area. It is most often used in distressed or difficult-to-develop areas, many of which contain older or historic buildings. TIF assumes that a site improvement will have a positive impact on development in the area that will eventually increase tax revenue. TIF provides a structure for using this projected revenue increase to finance the project's debt. The 'tax increment' is the actual increase in tax revenues caused by the increase in the redeveloped site's value and the private investment the redeveloped site generates.

**Treatment:** The Secretary of the Interior's Standards for the Treatment of Historic Properties address four treatments: preservation, rehabilitation, restoration, and reconstruction (see definitions for each of these). Choosing the most appropriate treatment for a building requires careful decision making about a building's historical significance, as well as taking into account level of significance; physical condition; proposed use; and building codes and other regulations. <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>

**Undertaking:** As defined by section 301(7) of the National Historic Preservation Act: A project, activity, or program funded in whole or in part under the direct or indirect jurisdiction of a federal agency, including those that: (1) are carried out by or on behalf of a federal agency; (2) are carried out with federal financial assistance; (3) require a federal permit, license, or approval; and (4) are subject to state or local regulation administered pursuant to a delegation or approval by a federal agency.

**Variance:** a modification to the requirements of the zoning code where, under the unique conditions of the particular property, enforcement of zoning code requirements would result in unnecessary or undue hardship and where such modification is not contrary to the public interest.

**Vernacular:** Regarding architecture, as defined by Howard Wight Marshall in his book *Vernacular Architecture in Rural and Small Town Missouri: An Introduction*, “those traditional structures built by local people using time-honored methods, learned through apprenticeship and shared experience, and usually without the services of professional, academically trained architects...The commonplace buildings that infuse Missouri’s towns and rural areas with distinctive character – a real ‘sense of place.’”  
<http://missourifolkloresociety.truman.edu/marshall.html>

**Wayfinding:** The use of signs, maps, graphics, digital applications, or sounds to communicate location and directions to visitors to enhance their experience at places such as heritage sites and museums or their ability to move around communities, parks, trails, and historic districts.

**Wayside Exhibit:** An outdoor interpretive installation, a sign or public art (or both), noting significant history or characteristics of a historic or cultural site. Such installations may or may not be part of a graphic system that includes wayfinding, but are not themselves intended as wayfinding.

### References:

Definitions were provided by the following references:

Bucher, Ward, ed. *Dictionary of Building Preservation*. New York: John Wiley & Sons, 1996.

Harris, Cyril M., ed. *Dictionary of Architecture & Construction*. New York: McGraw Hill, 1993, second edition.

Los Angeles Conservancy. *Glossary of Preservation Terms*. (No longer available at the conservancy’s website; for more information, contact the conservancy through its website,  
<https://www.laconservancy.org/>

Preservation Terminology, in *ARCHEOLOGY AND HISTORIC PRESERVATION: Secretary of the Interior’s Standards and Guidelines [As Amended and Annotated]*. [https://www.nps.gov/history/local-law/arch\\_stnds\\_10.htm](https://www.nps.gov/history/local-law/arch_stnds_10.htm), 1995.

Weeks, K.D., and Anne E. Grimmer. 1995. *The Secretary of the Interior’s Standards for the Treatment of Historic Properties: With Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*. Department of the Interior, Washington, D.C. Revised by Anne E. Grimmer, 2017.  
<https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>

Wisconsin Historical Society. *Historic Preservation Glossary*.  
<https://www.wisconsinhistory.org/Records/Article/CS2827>

## APPENDIX C: Jefferson City, MO, Listings in the National Register of Historic Places

1. **Bockrath, Henry and Elizabeth, House** (*Historic Southside (Munichburg) MPDF*), 309 W. Dunkin St., Jefferson City (4/23/13)
2. **Broadway-Dunklin Historic District** (*Historic Southside (Munichburg) MPDF, map*), most of 600 Blk of Broadway, and the 200 and 300 Blks of West Dunklin St., Jefferson City (11/14/02)
3. **Burch, Nelson C. and Gertrude A., House** (*Historic Southside (Munichburg) MPDF*), 115 W. Atchison St., Jefferson City (1/08/03)
4. **Burch, Oscar G. and Mary H., House** (*Historic Southside (Munichburg) MPDF*), 924 Jefferson St., Jefferson City (11/15/02)
5. **Capitol Avenue Historic District**, roughly Capitol Ave., from Adams to Cherry streets, Jefferson City (12/28/05)
6. **Cole County Courthouse and Jail-Sheriff's House**, Monroe and E High streets, Jefferson City (4/03/73)
7. **Cole County Historical Society Building**, 109 Madison St., Jefferson City (5/21/69)
8. **Dulle Farmstead Historic District**, 1101 Hwy. 54 W, Jefferson City (12/30/93)
9. **East End Drugs**, 630 E. High St., Jefferson City (8/21/03)
10. **Gensky, H. E., Grocery Store Building**, 423 Cherry St., Jefferson City (6/6/01)
11. **Grove, Claud D. and Berenice Sinclair Grove House**, 505 E. State St., Jefferson City (11/14/02)
12. **Haar, Herman, House**, 110 Bolivar St., Jefferson City (5/02/97)
13. **Hess, Philip, House** (*Historic Southside (Munichburg) MPDF*), 714 Washington St., Jefferson City (11/15/02)
14. **Hobo Hill Historic District**, 500 blks. of E. Miller and Jackson streets, Jefferson City (1/02/13)
15. **Ivy Terrace** (Governor Lon Vest Stephens House), 500 E Capitol Ave., Jefferson City (3/16/90)
16. **Jefferson City Community Center**, 608 E Dunklin St., Jefferson City (5/14/92)
17. **Jefferson City National Cemetery** (*Civil War Era National Cemeteries MPDF*), 1024 E McCarty St., Jefferson City (10/01/98)
18. **Jefferson Female Seminary**, 416 and 420 E State St., Jefferson City (2/24/00)
19. **Kaullen Mercantile Co.**, 900 and 902 E. High St., Jefferson City (11/21/02)
20. **Lansdown-Higgins, House**, 5240 Tanner Bridge Rd., Jefferson City vic. (11/12/99)
21. **Lincoln University Hilltop Campus Historic District** (*map*), 820 Chestnut St., Jefferson City (4/28/83)
22. Lincoln University Hilltop Campus Historic District (**Boundary Increase; map**), 820 Chestnut St., Jefferson City (8/21/02)

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23. **Lohman's Landing Building**, Jefferson and Water streets, Jefferson City (2/25/69)
24. **Missouri Governor's Mansion**, 100 Madison St., Jefferson City (5/21/69)
25. **Missouri State Capitol Building and Grounds (map)**, High St. between Broadway and Jefferson streets, Jefferson City (6/23/69)
26. **Missouri State Capitol Historic District (map)**, bounded roughly by Adams, McCarty, Mulberry streets, and the Missouri River, Jefferson City (6/18/76)
27. Missouri State Capitol Historic District (**Boundary Increase; map**), 200 Blk. of W. McCarty St. and 406-408 Washington St., Jefferson City (7/17/02)
28. **Missouri State Penitentiary Warden's House**, 700 E Capitol, Jefferson City (10/24/91)
29. **Moreau Drive Historic District**, Moreau & Elmerine Drs., Fairmount Blvd., Oakwood Ave., Fairmount Ct., Lee St. Moreland Ave., Jefferson City (12/11/13)
30. **Moreau Park Historic District**, 3714 Old Wardsville Rd., Jefferson City vic. (9/30/09)
31. **Munichburg Commercial Historic District (Historic Southside (Munichburg) MPDF)**, 114-130 (even only) E. Dunklin St., 610, 620 Madison St., 704 Madison St., Jefferson City (7/01/09)
32. **Parker, Lester S. and Missouri "Zue" Gordon, House**, 624 E. Capitol Ave., Jefferson City (6/15/2000)
33. **Porth, Dr. Joseph P. and Effie, House**, 631 West Main St., Jefferson City (1/26/01)
34. **Ruthven, John B. and Elizabeth, House**, 406 W Cherry St., Jefferson City (05/26/00)
35. **Schmidt, Charles J. and Clara B. House (Historic Southside (Munichburg) MPDF)**, 215 W. Atchison St., Jefferson City (1/07/03)
36. **Sommerer, John M. and Lillian, House**, 2023 W. Main St., Jefferson City (6/12/07)
37. **Stephens, Hugh and Bessie, House**, 601 Jackson St., Jefferson City (5/12/09)
38. **Tergin Apartment Building**, 201 W McCarty St., Jefferson City (4/22/99)
39. **Thomas, Albert and Wilhelmina, House (Historic Southside (Munichburg) MPDF)**, 224 W. Elm St., Jefferson City (11/14/02)
40. **Villa Panorama**, 1310 Swifts Hwy., Jefferson City (1/03/85)
41. **Wallendorf, Joseph and Elizabeth, House**, 701 S. Country Club Dr., Jefferson City (4/04/08)
42. **West End Saloon**, 700-702 W. Main St., Jefferson City (6/27/14)
43. **Woodland-Old City Cemetery**, 1022 & 1000 E McCarty St., Jefferson City (7/23/18)
44. **Zion Lutheran Church**, 2346 Zion Road, Jefferson City vic. (11/15/00)
45. **Zuendt, William E. and Frederica M., House (Historic Southside (Munichburg) MPDF)**, 920 Jefferson St., Jefferson City (11/15/02)

SOURCE: <https://dnr.mo.gov/shpo/cole.htm>, accessed 4/16/2019

**APPENDIX D: Jefferson City, MO, Local Landmarks**

*City of Jefferson, Missouri  
Historic Preservation Commission  
Local Landmarks*

1993 Landmarks

Temple Beth El	-	318 Monroe Street
The Jefferson City Community Center	-	608 E. Dunklin Street
Parson's House	-	105 Jackson Street
The Col. Darwin W. Marmaduke House	-	700 E. Capitol Avenue
Housing Unit #4 /A-Hall/JCCC	-	631 E. State Street

1994 Landmarks

Dulle Home	-	800 St. Mary's Boulevard
Richmond Hill Grocery	-	628 W. Main Street
St. Peters Roman Catholic Church	-	216 Broadway Street
Union Pacific Depot	-	301 State Street
National Cemetery and City Cemetery	-	900 and 1000 block E. McCarty Street

1995 Landmarks

Central United Church of Christ	-	118 W. Ashley
International Shoe Building	-	1101 E. Capitol Avenue
Cole County Courthouse	-	301 E. High Street
McClung Park	-	1114 Chestnut Street
The Villa Panarama Mansion	-	1310 Swifts Highway

1996 Landmarks

Monaco House	-	1122 Moreau Drive
Grace Episcopal Church	-	217 Adams Street
B. Gratz Brown House	-	109 Madison Street
Bodtenschats Buehrle House	-	707 Washington Street
Winan's Gallery/Caplinger's Clothing	-	207 E. High Street

1997 Landmarks

The Byrd-Haar House	-	110 Bolivar Street
Warwick Village	-	1507 E. McCarty Street
First United Methodist Church	-	201 Monroe Street
Lincoln University	-	820 Chestnut Street
Lohman's Landing	-	100 Jefferson Street

1998 Landmarks

Governor's Mansion and Garden	-	100 Madison Street
Burch-Berendzen Grocery Building	-	304 E. High Street
Cherry Street Grocery	-	423 Cherry Street
Carnegie Library	-	212 Adams Street
Jefferson City Correctional Center	-	631 E. State Street

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### 1999 Landmarks

Ephriam B. Ewing House	-	512 E. Capitol Avenue
Whaley's East End Drug	-	630 E. High Street
The Bassman House (materials from the Price Mansion)	-	207 W. McCarty Street
Cliff Street Mansion	-	722 Cliff Street
Houchin House	-	611 E. Capitol Avenue

### 2000 Landmarks

United States Post Office	-	131 W. High Street
Lester Shepard Parker House	-	624 E. Capitol Avenue
Pat's Place	-	700 W. Main Street
Democrat Building	-	300 E. High Street
Toni Prawl & Dennis Ceglenski Home	-	210 Lafayette Street

### 2001 Landmarks

The McHenry Home	-	1427 Green Berry Road
Governor's Office Building	-	200 Madison Street
Immaculate Conception Church	-	1206 E. McCarty Street
Old Moreau Heights School Building	-	900 Moreau Drive
The Hess House	-	714 Washington Street

### 2002 Landmarks

Architects Alliance Building	-	631 W. Main Street
Bob's Market	-	101 Boonville Road
Bolton - Kelly Home	-	1916 Green Berry Road
Oscar Burch Home	-	924 Jefferson Street
Lincoln University President's Home	-	601 Jackson Street

### 2003 Landmarks

Elizabeth Rozier Home	-	1216 Elmerine Avenue
Dix Apartments	-	623 E. Capitol Avenue
Jefferson Female Seminary	-	416 - 420 E. State Street
Albert and Wilhelmina Thomas House	-	224 W. Elm Street
Old West End School	-	1107 W. Main Street

### 2004 Landmarks

Tweedie's Shoes	-	122 E. High Street
The Schmidt Apartments	-	318 Jefferson Street
Louis Ott House	-	1201 Moreau Drive
Sommerer House	-	2023 W. Main Street
Towles-Buckner House	-	612 E. Capitol Avenue

2005 Landmarks

George and Judith Goff Home	-	1025 Adams Street
Frank and Carol Burkhead	-	600 E. Capitol Avenue
Kas A Designs	-	308 W. Dunklin Street
Exchange Bank Clock	-	132 E. High Street
O'Donoghue's Steak and Seafood	-	900 E. High Street

2006 Landmarks

Rotary Centennial Park	-	Bolivar Street
St. Mary's Hospital (original building)	-	610 W. Elm Street
The Prison Wall	-	Lafayette & Capitol Avenue
Etta and Joseph Miller Performing Arts Center	-	501 Madison Street
The Tergin Apartments	-	201 W. McCarty Street

2007 Landmarks

St. Peter School	-	314 W. High Street
Henriette Rieger House	-	801 Washington Street

2008 Landmarks

The Garden Gate Building	-	111-113 E. High Street
The Chez Monet Building	-	124-126 E. High Street
Coca-Cola Bottling Company	-	604 Jefferson Street
Monroe Plaza (Double Tree Hotel)	-	422 Monroe Street
The Ira Lohman House	-	1107 Moreau Drive

2009 Landmarks

Hawkins-Herman Home	-	1005 Adams Street
The Cook-Nixon Home	-	1208 Elmerine Avenue
The Towne Grill	-	315 Jefferson Street
The Sunken Garden	-	1110 Moreau Drive

2010 Landmarks

Dr. Robert E. Young Home	-	516 E. Capitol Avenue
Joseph & Elizabeth Wallendorf House	-	701 S. Country Club Drive
Nieghorn House	-	120-122 E. Dunklin Street
Cole County Jail-Sheriff's House	-	301 E. High Street
Housing Unit #1/H-Hall /JCCC	-	115 N. Lafayette Street
Washington Park Shelter House	-	1203 Missouri Boulevard

2011 Landmarks

Western Steam Bottling Works Building	-	610 Jefferson Street
Busch's Florist & Greenhouse	-	620 Madison Street
The Landwehr Dairy Farm	-	2024 E. McCarty Street
Elmer Ott Home	-	1119 Moreau Drive

## APPENDIX D

### 2012 Landmarks

- East End Fire Station (Old Fire Station 2) 915 E. Miller Street
- Riverview Cemetery 2600 W. Main Street

### 2013 Landmarks

- Nelson C. and Gertrude A. Burch House 115 W. Atchison Street
- Watts House 718 E. Capitol Avenue
- Stone House 728 W. Main Street

### 2014 Landmarks

- The Eickhoff Home 1214 Elmerine Avenue
- Jefferson City News Tribune 210 Monroe Street
- Jefferson City Country Club 516 S. Country Club Drive

### 2015 Landmark

- Broadway School 230 W. Dunklin Street

### 2016 Landmark

- Hope Mercantile 201 E. High St
- Farmers Home 701-703 Jefferson St
- Warden's House 722 E. Capitol Ave

### 2017 Landmark

- High Street Retreat 712 E High St
- Dix Home 1919 W Main St

### 2018 Landmarks

- Brandenberger Drug Store 130 E. High St
- Deetz Home 720 E. High St
- Collett Home 1213 Elmerine Ave

### 2019 Landmarks

- Madison's Café 214-216 Madison St
- Exchange Bank 204 E. High St

SOURCE: Jefferson City Historic Preservation Commission, 2019 Landmark Awards Listing,  
[http://www.jeffersoncitymo.gov/live\\_play/history\\_heritage/landmark\\_awards.php](http://www.jeffersoncitymo.gov/live_play/history_heritage/landmark_awards.php)

## **APPENDIX E: Historic Resource Surveys Completed in Jefferson City, MO**

- Jefferson City - Forest Drive Post War Survey (2012): [Report](#) and [Survey](#)
- Jefferson City - Historic Southside (1995): [Report](#), [Map](#) and [Survey](#)
- Jefferson City - Historic East (1992): [Report](#), [Map](#) and [Survey](#)
- Jefferson City - Moreau Drive Neighborhood (2008): [Report](#) and [Survey with Maps](#)
- Jefferson City - Missouri State Capitol Historic District (1975): [Survey](#)
- Jefferson City - State Capital Historic District (1989): [Report](#), [Map](#) and [Survey](#)

Source: MO SHPO Listings of Surveys, <https://dnr.mo.gov/shpo/survey-eg.htm>



## Appendix F: City of Jefferson Code, Chapter 7, Article III, Historic Preservation Commission

### Sec. 7-51. Established.

There is hereby established a commission on historic preservation.  
(Code 1983, § 2-460; Ord. No. 10510, § 1(2-446), 10-21-85)

### Sec. 7-52. Members.

- A. The historic preservation commission shall consist of nine (9) members. Members shall be residents of the City of Jefferson and must have a demonstrated interest, competence or knowledge in historic preservation. To the extent available in the community, the historic preservation commission shall include professional members representing such disciplines as architecture, architectural history, prehistoric and historic archaeology, planning, urban design, cultural geography, cultural anthropology, folklore, curation, conservation, landscape architecture, law, real estate brokerage, banking, history or other fields related to historic preservation, members or representatives of historical societies and historic preservation groups and residents of historic districts or potential historic districts.
- B. The term of office shall be three (3) years, with one third of the positions being available for appointment each year. All members shall continue to serve until their successors shall have been appointed and qualified.
- C. The mayor shall nominate persons to serve on the commission on historic preservation, and the appointment shall be confirmed by the city council. The mayor, with a majority vote of the city council, may remove any member of the commission for failure or inability to attend meetings, or for other good cause shown. A vacancy on the commission shall be filled by appointment and approval in like manner for the unexpired portion of term. In the event of a vacancy on the commission, action to fill the vacancy shall be initiated by the mayor within 60 days of the vacancy, subject to availability of persons willing and qualified to serve.
- D. The appointed members of the commission shall receive no compensation, but shall receive reimbursement for cost incurred with their service.

(Ord. No. 13528, §1, 4-21-2003; Code 1983, § 2-461; Ord. No. 10510, § 1(2-447), 10-21-85; Ord. No. 12397, § 1, 1-8-96)

### Sec. 7-53. Meetings.

The historic preservation commission shall hold a regular business meeting at least once each quarter at such time and place as shall be established by rule of the commission. The commission may hold such additional business meetings as it shall, from time to time, deem necessary. A majority of the members of the commission shall constitute a quorum.

(Code 1983, § 2-462; Ord. No. 10510, § 1(2-448), 10-21-85)

**Sec. 7-54. Officers.**

The historic preservation commission shall elect, at its first meeting in each fiscal year, a chairman, a vice-chairman, and a secretary-treasurer. Such officers shall be eligible to succeed themselves at the will of the commission.

(Code 1983, § 2-463; Ord. No. 10510, § 1(2-449), 10-21-85)

**Sec. 7-55. Powers and duties generally.**

The historic preservation commission shall have the following powers and duties:

- A. Adopt rules and regulations consistent with the law for the conduct of its business and establishing its procedures.
- B. To effect and accomplish the protection, enhancement, perpetuation and use of districts, sites, buildings, structures and objects which reflect elements of the city's historic, cultural, aesthetic and architectural heritage.
- C. To safeguard the city's historic, cultural, aesthetic and architectural heritage as embodied and reflected in such districts, sites, buildings, structures and objects; to enhance and stabilize neighborhood property values; to encourage neighborhood conservation; to foster civic pride in the beauty and noble accomplishments of the past; to protect and enhance the city's attraction to tourists and visitors and the support and stimulus to business and industry thereby provided; to strengthen the economy of the city.
- D. To promote the use of historic landmarks and historic districts for the education, enjoyment and welfare of the city; to determine whether a building, structure, site, object or district has historic, cultural, aesthetic or architectural significance; and to promote the safety, health, morals and general welfare of the city as a whole.
- E. Inspect any site, building or structure, with the permission of the property owner, which it has reason to believe is or will be a historical site and coordinate its activities with state or local historical societies, the State of Missouri and the federal government in order to prevent duplication of effort.
- F. Compile and maintain a current register of all sites, buildings and structures the commission determines to be historical sites with the description of the site and the reason for the inclusion of the site in the register.
- G. Explore means for the protection, retention and preservation of any historical site including, but not limited to, appropriate legislation and financing, such as the establishment of a private funding organization or individual, local, state or federal assistance.
- H. Recommend standards for historical and aesthetic zones and the establishment of such zones within the city to the extent that the same may be authorized by law.
- I. To review applications to build, erect, construct, alter, destroy, remove or in any way change the external appearance of any public or private structure designated as a landmark for historical preservation, and to make a recommendation to the Planning and Protective Services Department and the city council. The CJHPC shall advise the Mayor and City Council of all recommendations made to the Planning and Protective Services Department. (Ord. No. 14691, §1, 6-21-2010)

(Code 1983, § 2-464; Ord. No. 10510, § 1(2-450), 10-21-85; Ord. No. 13301, 11-5-2001)

**Sec. 7-56. Annual report.**

The historic preservation commission shall make an annual report to the city council giving a full account of its business and its accomplishments.

(Code 1983, § 2-465; Ord. No. 10510, § 1(2-451), 10-21-85)

**Sec. 7-57. Finances.**

The City Council, acting for the commission, may receive federal and state grants for the work of the commission. The commission also is empowered to accept and use private constructions for the furtherance of its work.

(Code 1983, § 2-466; Ord. No. 10510, § 1(2-452), 10-21-85)

**Sec. 7-58. City cooperation.**

The commission may request and shall receive the cooperation of city staff members, to the extent reasonably possible, in providing it assistance for the furtherance of its duties.

(Code 1983, § 2-467; Ord. No. 10510, § 1(2-453), 10-21-85)

**Secs. 7-59 - 7-90. Reserved.**



## Appendix G: City of Jefferson Code, Chapter 25, Article V, Neighborhood Redevelopment

### **Sec. 25-130. Old Town District Established.**

An area is established within the corporate boundaries of the City of Jefferson to be named "Old Town District" that includes primarily the older neighborhoods and commercial areas within the City; the specific area is described as follows:

Beginning at the intersection of Southwest Blvd and Stadium Blvd, thence east along Stadium Blvd, to Leslie Blvd, thence east along Leslie Blvd to Moreau Drive, thence north following Moreau Drive to Clark Ave, thence north continuing on Clark Ave to East McCarty Street, thence east on East McCarty to Benton Street, thence north on Benton to East High Street, thence east on East High Street to Riverside Drive, thence north west following Riverside Drive and continuing in the same direction to the City Limits. Thence following the City Limits and the Missouri River to a point in the Missouri River and along the City Limit line to a point where a line North 55° 30' 25" East from the intersection of Livingston Street and Boonville Road intersects the mid-point of the Missouri River. Thence south west along said line to the intersection of Livingston Street and Boonville Road. Thence south and east following Boonville Road, Dix Road, and the Dix-Southwest Connector to Southwest Blvd, thence south and west along Southwest Blvd to the point of beginning.

### **Sec. 25-131 Intent.**

The purpose of the programs established in this Article is to enhance, encourage and support reinvestment in the City's core, and to consolidate the City's incentive programs into a single Article. The Term "Parts" as used herein after refers to the language in the original enacting ordinance pertaining to "Part xx of the Nbd Reinvestment Act" including Ordinances 14296, 14774, 14507 and Ord 14773.

### **Sec. 25-132 Definitions.**

**Department.** The Department of Planning and Protective Services.

**Director.** The Director of the Department of Planning and Protective Services the City of Jefferson or his or her appointee.

### **Secs. 25-133 through 25-140. Reserved,**

**Sec. 25-141. Residential Incentive Programs.**

A. Title and Purpose.

1. The title of this section shall be “Parts One and Two of the City of Jefferson City Neighborhood Reinvestment Act, the Residential Incentive Programs.”
2. Its primary purpose is to improve existing neighborhoods in greatest need within the City of Jefferson, by encouraging owner occupation of homes which have been vacant for a year or more, or which have been used for purposes other than single family owner occupied residences. The Act’s other purposes include: increasing the value of properties eligible to participate in the programs offered by this ordinance, increasing the value of other properties in the neighborhoods where participating properties are located; improving the residential real estate market within the City of Jefferson; and providing housing opportunities for young families, retired citizens and people of modest means.
3. Area of Eligibility. Properties in the following areas may participate in residential incentive programs, if determined eligible, as defined in Paragraph C.
  - a. Old Town District.
  - b. Properties located adjacent to and east of the Old Town District may be eligible for the Neighborhood Reinvestment Programs, more specifically described as follows: Beginning with property frontages east along 1100 block of Lee Lane to 1200 block of Lee St to 1400 Block of Bald Hill to 700 & 800 Block of Cardinal St to 1400 block of Cottage Ln to 600 Block of Gordon to 1400 block of E Elm St, thence east to 400 block of Vetter Ln, thence north to 1500 block of E McCarty St, thence east to 100 block of Grant St over to Riverside Dr.
- 4.

B. Definitions.

1. The term “Eligible Real Estate” as used in this ordinance shall be defined to mean real estate situated entirely within the corporate limits of the City and which meets all of the following qualifications:
  - a. The residential structure is located on the real property built before December 31, 1959;
  - b. The real property was purchased from a third party in a good faith, arms-length transaction;
  - c. The residential structure on the real property is occupied by the owner as the owners primary residence and the owner makes application for any reimbursement authorized under this ordinance within thirty (30) calendar days following the end of the calendar year during which the property was purchased;
  - d. The residential structure on the real property has either been vacant or used for some other purpose other than an exclusively owner-occupied single family residence during the 180 days preceding the date of purchase;
  - e. The real property including the residential structure has a fair market value of no more than One Hundred Fifty Thousand and 00/100 (\$150,000.00) at the time of purchase; and
  - f. The property has not been previously assisted with the program in the past 10 years.
2. The term residential structure shall include owner occupied dwellings:

- a. Detached single family dwelling; or
  - b. Dwelling constructed as a duplex containing no more than two residential units.
3. The terms of eligibility include not having any delinquent taxes, liens, assessments, or other fees due to the City.

C. Part One – Real Estate Tax Reimbursement Incentive.

Upon receipt of a Real Estate Tax Reimbursement application and certification by the Director of eligibility, the Director shall pay the owner of a parcel of Eligible Real Estate an amount equal to all Eligible Real Estate Taxes paid by the owner on such Eligible Real Estate for the previous tax year.

- 1. The Director shall establish procedures for certifying properties eligible for tax reimbursement under this Section, including procedures for establishing the period of vacancy or prior use of any property being considered for participation in programs under this Act.
- 2. The Director may conditionally certify properties eligible for tax reimbursement under this Section in advance of a prospective owner purchasing the property.
- 3. The term “Eligible Real Estate Taxes”, as used in this ordinance, shall mean all real estate tax paid on real property for a parcel of Eligible Real Estate, imposed or collected by the City of Jefferson, Cole County, Jefferson City Public Schools, or any other taxing authority but shall not include taxes which became delinquent before being paid.
- 4. The owner(s) may receive reimbursement for no more than five (5) tax years and no more than Two Thousand and no/100 dollars (\$2,000.00) for any one tax year.
- 5. The first year an owner may be eligible for real estate tax reimbursement authorized by this ordinance shall be either the year in which the owner purchases and occupies the property as the owner’s primary residence, or the following year, at the owner’s election. The tax reimbursement shall be pro-rated if the owner chooses to select the year of purchase as first year of reimbursement.
- 6. For purposes of this ordinance, real estate shall be deemed to have been purchased on the date title was conveyed to the buyer from the seller.
- 7. Conditions of eligibility.
  - a. An owner may be an individual holding title as sole owner, a joint tenancy, tenancy by entirety, tenants in common, or a trust, provided the primary beneficiaries of the trust and all other members of other forms of tenancy or ownership occupy the property as a primary residence;
  - b. Evidence of an owners primary residency shall be established by the satisfaction of the Director;
  - c. An owner must continue to occupy the property for the full five years during which the taxes are abated, unless one or more owners occupying the property shall die or become confined to a long-term residential health care facility before the end of the five year period;
  - d. The maximum annual tax reimbursement to which an owner shall be entitled is Two Thousand and no/100 Dollars (\$2,000.00);
  - e. Requests for reimbursement shall be submitted to the Department no later than June 30th each year; and
  - f. The real estate incentive offered by this section shall be available on a “first-come, first-serve” basis after the effective date of this ordinance, provided funds are budgeted and

available.

8. Recapture. As a further condition to participating in the program authorized by this ordinance, the owner of the real estate shall agree to permit the City to recapture the full amount of any tax reimbursements made under this ordinance if the owner ceases occupying the property as the owner's primary residence within five years of the date when the owner first becomes eligible to participate in the program. The owner shall further agree to permit the City to assert a lien on the real estate in form of a Deed of Trust in the amount of the previous year real estate tax amount times five as an estimate of reimbursements made to the property owners.

D. Part Two - Down Payment Incentive.

Upon the receipt of a Down Payment Incentive application, and certification by the Director, he/she shall pay to the owner of a parcel of Eligible Real Estate up to the amount of Five Thousand and no/100 Dollars (\$5,000.00) to be applied to the down payment for purchase of the Eligible Real Estate.

1. The Director shall establish the procedure for certifying properties eligible for down payment assistance under this Section, including the procedures for establishing the period of vacancy or prior use of any property being considered for participation in programs under this Act.
2. The Director may conditionally certify properties eligible for down payment assistance under this Section in advance of a prospective owner purchasing the Eligible Real Estate.
3. The owner or owners may receive an incentive of no more than Five Thousand and no/100 Dollars (\$5,000.00). The amount provided will be determined based on the owners' cash contribution towards purchase at closing.
4. Recapture. As a further condition to participating in the program authorized by this ordinance, the owner of the real estate shall agree to permit the City to recapture the full amount of any down payment assistance made under this ordinance if the owner ceases occupying the property as the owner's primary residence within five years of the date when the owner first becomes eligible to participate in the program. The owner shall further agree to permit the City to assert the full amount of the reimbursed taxes as a lien on the real estate.

**Sec. 25-142. Reserved.**

**Section 25-143. Part Three - Commercial Façade Tax Reimbursement Program. .**

A. Title and Purpose.

1. Title. The title of this section shall be "Part Three of the City of Jefferson City Neighborhood Reinvestment Act- Commercial Façade Tax Reimbursement Program.
2. Purpose. The main objective of this Article is to enhance the aesthetics of the City by improving the facades of older commercial buildings in The City of Jefferson so that after completion of work, citizens will recognize improvement in the appearance of the buildings. A secondary objective is to promote mixed use (residential/commercial) in the older commercial areas of the

city.

- B. Eligibility. To be eligible for this Program, properties eligible must meet the following criteria:
1. The property must be in a commercial zone and the building to be improved must be used, at the time the application is made, for a purpose which would require a commercial zone (hereinafter referred to as “commercial use”);
  2. The structure must have been constructed before December 31, 1959;
  3. The property must have a fair market value of Forty Thousand and no/100 Dollars (\$40,000.00) or more at the time the application for improvements is approved;
  4. The property, and its owner or owners, must not be delinquent in payment of any State, County, or City taxes;
  5. Property must remain in use over the reimbursement period and must re-qualify annually.
  6. Exterior improvements must be significant, exceeding Ten Thousand and no/100 Dollars (\$10,000.00), and be completed prior to reimbursement eligibility.
  7. Exterior improvement projects must meet appearance guidelines published by the Historic Preservation Commission after approval by the City Administrator, which, at a minimum, that the improvements be:
    - a. Consistent with the appearance of the building as originally constructed;
    - b. Consistent with the appearance of other buildings in the vicinity as originally constructed in Jefferson City at the same time;
    - c. Consistent with the present appearance of other buildings on the same block which were constructed at approximately the same time.
  8. Any work done prior to approval of Facade Improvement Application is not eligible.
  9. Eligible improvements include:
    - a. Facade removal;
    - b. Brick or wall surface cleaning;
    - c. Patching and painting of facade walls;
    - d. Canopy, porch, awning installation/repair;
    - e. Window and/or door replacement/repair;
    - f. Mortar joint repair;
    - g. Railings, ironwork repair or addition;
    - h. Cornice repair or replacement;
    - i. Replacement/repair to exterior steps.
  10. Plans for building/facade improvements must be approved by the Facade Improvement Committee. (Ord. No. 14731, §1, 10-18-2010).
  11. A property may be eligible for the Tax Reimbursement Program one time only.
  12. The real estate incentive offered by this section shall be available on a “first-come, first-serve” basis after the effective date of this ordinance, provided funds are budgeted and available.
  13. If the tax reimbursement is not collected within two (2) years of application approval by the

Façade Improvement Committee the application is voided and therefore would need to re-apply for the program.

14. The first year an owner may be eligible for real estate tax reimbursement authorized by this ordinance shall be either the year in which the owner completes the approved façade improvements to the property, or the following year, at the owner's election. The tax reimbursement shall be pro-rated if the owner chooses to select the year of completed façade improvement as first year of reimbursement.
15. Total annual reimbursement may not exceed the property taxes assessed or Three Thousand and no/100 Dollars (\$3,000.00), whichever is less.
16. Requests for reimbursement shall be submitted to the Department no later than June 30th each year.
17. Eligible owners may receive reimbursement for not more than three years. Eligibility must be certified each year.
18. If the upper floors of the building are also in use as residential living space after completion of the facade improvements, the owner may apply for and receive tax reimbursement for an additional two (2) years. To be eligible for the two (2) additional years of tax reimbursement:
  - a. A Certificate of Occupancy must be issued by the City; and.
  - b. A copy of rental/lease agreement be provided as documentation of residential use must be received by the Department.
19. If the upper floors of the building are also occupied as commercial space, the owner may apply to receive up to additional two (2) years of tax reimbursement which shall be granted provided that the applicant meets the following requirements set forth herein.
  - a. That the second floor of the property is being occupied for an active commercial use as a retail or office space; and
  - b. The use of the second floor of the property attracts workers or patrons to the commercial area in addition to those using the first floor of the property; and
  - c. The second floor has been inspected by a city code inspector and certified as meeting all codes applicable to the use.
  - d. To qualify as an "active commercial use" the second floor must be used for retail purposes, professional offices, financial services, entertainment, religious services, or food or beverage sales. The term "active commercial use" does not include storage of items used in conjunction with another business or residence on or off of the premises. The term "second floor" shall not include any floor which is at or below grade at any point.
  - e. To be eligible for the two (2) additional years of tax reimbursement,
    - (i) Certificate of Occupancy be issued by the city code inspector; and
    - (ii) Rental/lease agreement be provided to the city as documentation of commercial use.

**Sec. 25-144. Part Four - Adaptive Reuse Incentives.**

*Rev. 11/18/2014*

- A. Title and Purpose.
1. The title of this section shall be “Part Four of the City of Jefferson Neighborhood Reinvestment Act: Adaptive Reuse Incentives”
  2. The purpose of this section is to bring vacant buildings which have outlived their original residential purpose and adapt the building for new uses while retaining their historic features.
- B. Definitions.
1. The term “Eligible Project” as used in this ordinance shall be defined to mean real estate situated entirely within the corporate limits of the City and which meets all of the following qualifications:
    - a. The residential structure is located on the real property constructed before December 31, 1959; and
    - b. The primary structure on the real property is vacant, and has been continuously vacant for a period of at least 180 days; and
    - c. The property is included in one of the adopted neighborhood plans and the proposed use of the property is in compliance with such plan;
    - d. The real property including the structure has a fair market value of Forty Thousand and no/100 Dollars (\$40,000.00) or more;
    - e. Exterior improvement projects must meet appearance guidelines published by the Historic Preservation Commission, at a minimum, the improvements must be:
      - (i) Consistent with the appearance of the building as originally constructed;
      - (ii) Consistent with the appearance of other buildings in the vicinity as originally constructed in the City of Jefferson at the same time; and
      - (iii) Consistent with the present appearance of other buildings on the same block which were constructed at approximately the same time.
    - f. Plans for building/façade improvements must be approved by the Façade Improvement Committee.
  2. The term “Eligible Real Estate Taxes”, as used in this ordinance, shall mean all property tax which has been paid on the real property for a parcel of an Eligible Project, imposed or collected by the City of Jefferson, Cole County, Jefferson City Public Schools, or any other taxing authority but shall not include taxes which became delinquent before being paid.
  3. “Owner” or “Owners” may be an individual holding title as sole owner, a joint tenancy, tenancy by the entireties, tenants in common, or a trust.
  4. The term “occupied” as used in this section shall mean that the property is being used for the purpose or purposes as set forth in the original application of the owner.
  5. The term residential structure shall include:
    - a. A portion of a non-residential structure which is solely used for residential purposes and which has toilet facilities as well as ingress/egress which are separate from the non-residential use; or
    - b. A residential unit of a condominium building, even if such building includes non-residential units.
- C. Eligibility. To be eligible to participate in the program, the owners of the property must:

1. Successfully complete the “Call Before You Start” program as proscribed by the City Administrator prior to commencing construction, and;
  2. Have committed to spending no less than Ten Thousand and no/100 Dollars (\$10,000.00) for rehabilitation of the property, and;
  3. Be ineligible for participation in any other City incentive program, and;
  4. Not have any delinquent taxes or other fees due to the City .
- D. Construction.
1. All construction and or remodeling shall be done in compliance with City Codes.
  2. All construction and/or remodeling shall preserve or restore, to the maximum extent practicable, the historic appearance of the exterior of the building.
- E. Property to be Occupied. The property shall be continuously occupied during the tax reimbursement period.
- F. Tax Reimbursement. Upon receipt of a property application and certification by the Director of Planning and Protective Services that the project and the owners have met all eligibility requirements, the Director of Finance shall pay the owners of the Eligible Project an amount equal to all property taxes paid on the property for the previous tax year. The owner(s) may receive reimbursement for no more than two (2) tax years and no more than Two Thousand and no/100 dollars (\$2,000.00) for any one tax year.
- G. The first year an owner may be eligible for real estate tax reimbursement authorized by this ordinance shall be either the year in which the owner completes the approved façade improvements to the property, or the following year, at the owner’s election. The tax reimbursement shall be pro-rated if the owner chooses to select the year of completed improvements as first year of reimbursement.
- H. Requests for reimbursement shall be submitted to the Department no later than June 30th each year.
- I. Administration. The Director shall establish procedures for certifying properties eligible for tax reimbursement under this Section, including procedures for establishing the period of vacancy or prior use of any property being considered for participation in programs under this Act. The Director of Planning and Protective Services may conditionally certify properties eligible for tax reimbursement under this Section in advance of a prospective owner purchasing the property.
- J. The real estate incentive offered by this section shall be available on a “first-come, first-serve” basis after the effective date of this ordinance, provided funds are budgeted and available.
- K. Recapture. As a further condition to participating in the program authorized by this ordinance, the owner of real estate shall agree to permit the City to recapture the full amount of any tax reimbursements made under this ordinance if the property ceases to be occupied within five years of the date when the owner first becomes eligible to participate in the program. The owner shall further agree to permit the City to a lien on the real estate in the form of a Deed of Trust in the amount of Four Thousand and no/100 Dollars (\$4,000.00).

(Ord. 14782, §1, 4-4-2011; Ord. No. 14829, §14, 8-1-2011; Ord. No. 15183, §4, 10-21-2013)

**Sec. 25-145. Part Five Rental Façade Program.**

- A. Title and Purpose.

*Rev. 11/18/2014*

1. Title. The title of this section shall be “Part Five of the City of Jefferson Neighborhood Reinvestment Act- Rental Façade Program.”
  2. Purpose. The primary objective of this program is to enhance aesthetics of the City by improving the exterior appearance and condition of neighborhood residential rental properties in the City of Jefferson by reimbursing 50% of the cost of improvements. A secondary objective is to eliminate exterior blight of older residential structures.
- B. Definitions. The term “Eligible Real Estate” as used in this ordinance shall be defined to mean real property which meets all of the following qualifications;
1. The residential structure located on the real property was constructed before December 31, 1959;
  2. The residential structure is utilized as rental property; and
  3. The term residential structure shall include:
    - a. Detached single family residential dwelling;
    - b. Dwelling constructed as a duplex containing no more than two residential units.
- C. Areas of Eligibility. Properties in the following areas may participate in this incentive program, if determined eligible, as defined in Paragraph D.
1. Old Town District.
  2. Properties located adjacent and to the east of the Old Town District may be eligible for the Neighborhood Reinvestment Programs. More specifically described as follows:  
Beginning with property frontages east along 1100 block of Lee Lane to 1200 block of Lee St to 1400 Block of Bald Hill to 700 & 800 Block of Cardinal St to 1400 block of Cottage Ln to 600 Block of Gordon to 1400 block of E Elm St, thence east to 400 block of Vetter Ln, thence north to 1500 block of E McCarty St, thence east to 100 block of Grant St over to Riverside Dr.
- D. Eligibility. To be eligible for this program, properties shall meet the following criteria:
1. Exterior improvements must be significant, exceeding Ten Thousand and no/100 Dollars (\$10,000.00), and be completed prior to reimbursement eligibility.
  2. Exterior improvement projects must meet appearance guidelines published by the Historic Preservation Commission, which, at a minimum, that the improvements be:
    - a. Consistent with the appearance of the building as originally constructed;
    - b. Consistent with the appearance of other buildings in the vicinity as originally constructed in the City of Jefferson at the same time;
    - c. Consistent with the present appearance of other buildings on the same block which were constructed at approximately the same time.
  3. Any work done prior to approval of the Rental Façade Application is not eligible.
  4. Eligible improvements include:
    - a. Patching and painting of façade walls;
    - b. Siding installation/repair;
    - c. Window and/or door replacement/repair;
    - d. Brick or wall surface cleaning;
    - e. Canopy, porch awning installation/repair;

- f. Mortar joint repair;
  - g. Railings, ironwork repair or addition;
  - h. Gutters and downspouts;
  - i. Replacement/repair to exterior steps.
5. Plans for building/facade improvements must be approved by the Façade Improvement Committee.
  6. The terms of eligibility include not having any delinquent taxes, liens, assessments, or other fees due to the City.
  7. Total reimbursement may not exceed Five Thousand and no/100 Dollars (\$5,000.00) per unit with a maximum of Ten Thousand and no/100 Dollars (\$10,000.00).
  8. The incentive offered by this section shall be available on a “first-come, first-serve” basis after the effective date of this ordinance, provided funds are budgeted and available.
  9. The Director shall establish procedures for certifying properties eligible for the program under this Section.
  10. Recapture. As a further condition to participating in the program authorized by this ordinance, the owner of the real estate shall agree to permit the City to recapture the full amount of any tax reimbursements made under this ordinance if the owner ceases owning the property within five years of the date when the owner first becomes eligible to participate in the program. The owner shall further agree to permit the City to assert a lien on the real estate in form of a Deed of Trust in the amount of no less than Five Thousand and no/100 Dollars (\$5,000.00) but no more than Ten Thousand and no/100 Dollars (\$10,000.00).

(Ord. No. 15345, §1, 11-17/2014)

**Sec. 7-54. Officers.**

The historic preservation commission shall elect, at its first meeting in each fiscal year, a chairman, a vice-chairman, and a secretary-treasurer. Such officers shall be eligible to succeed themselves at the will of the commission.

(Code 1983, § 2-463; Ord. No. 10510, § 1(2-449), 10-21-85)

**Sec. 7-55. Powers and duties generally.**

The historic preservation commission shall have the following powers and duties:

- A. Adopt rules and regulations consistent with the law for the conduct of its business and establishing its procedures.
- B. To effect and accomplish the protection, enhancement, perpetuation and use of districts, sites, buildings, structures and objects which reflect elements of the city's historic, cultural, aesthetic and architectural heritage.
- C. To safeguard the city's historic, cultural, aesthetic and architectural heritage as embodied and reflected in such districts, sites, buildings, structures and objects; to enhance and stabilize neighborhood property values; to encourage neighborhood conservation; to foster civic pride in the beauty and noble accomplishments of the past; to protect and enhance the city's attraction to tourists and visitors and the support and stimulus to business and industry thereby provided; to strengthen the economy of the city.
- D. To promote the use of historic landmarks and historic districts for the education, enjoyment and welfare of the city; to determine whether a building, structure, site, object or district has historic, cultural, aesthetic or architectural significance; and to promote the safety, health, morals and general welfare of the city as a whole.
- E. Inspect any site, building or structure, with the permission of the property owner, which it has reason to believe is or will be a historical site and coordinate its activities with state or local historical societies, the State of Missouri and the federal government in order to prevent duplication of effort.
- F. Compile and maintain a current register of all sites, buildings and structures the commission determines to be historical sites with the description of the site and the reason for the inclusion of the site in the register.
- G. Explore means for the protection, retention and preservation of any historical site including, but not limited to, appropriate legislation and financing, such as the establishment of a private funding organization or individual, local, state or federal assistance.
- H. Recommend standards for historical and aesthetic zones and the establishment of such zones within the city to the extent that the same may be authorized by law.
- I. To review applications to build, erect, construct, alter, destroy, remove or in any way change the external appearance of any public or private structure designated as a landmark for historical preservation, and to make a recommendation to the Planning and Protective Services Department and the city council. The CJHPC shall advise the Mayor and City Council of all recommendations made to the Planning and Protective Services Department. (Ord. No. 14691, §1, 6-21-2010)

(Code 1983, § 2-464; Ord. No. 10510, § 1(2-450), 10-21-85; Ord. No. 13301, 11-5-2001)

**Sec. 7-56. Annual report.**

The historic preservation commission shall make an annual report to the city council giving a full account of its business and its accomplishments.

(Code 1983, § 2-465; Ord. No. 10510, § 1(2-451), 10-21-85)

**Sec. 7-57. Finances.**

The City Council, acting for the commission, may receive federal and state grants for the work of the commission. The commission also is empowered to accept and use private constructions for the furtherance of its work.

(Code 1983, § 2-466; Ord. No. 10510, § 1(2-452), 10-21-85)

**Sec. 7-58. City cooperation.**

The commission may request and shall receive the cooperation of city staff members, to the extent reasonably possible, in providing it assistance for the furtherance of its duties.

(Code 1983, § 2-467; Ord. No. 10510, § 1(2-453), 10-21-85)

**Secs. 7-59 - 7-90. Reserved.**

**Appendix H: City of Jefferson Economic Development Tools: Existing TIFS, CIDS, and TDDS (as of 8-17-17)**

	Inception Date	Expiration Date
<b><u>TAX INCREMENT FINANCING (TIFs)</u></b>		
High Street-O'Donoghues TIF	2002	2025
Southside TIF	2009	2033
Capital Mall TIF	2014	2037

TIF is an economic development tool which allows all new property taxes and one-half of new sales taxes created by a redevelopment project to be captured by the City and deposited in a Special Allocation Fund. Money deposited in a Special Allocation Fund can then used to pay for approved public and private development costs of the redevelopment project. TIFs must be approved the governing body of the City in which they are located and may be only utilized in areas which have been found to be "blighted."

**COMMUNITY IMPROVEMENT DISTRICT (CID)**

Southside Munichberg CID	2009	Perpetual
Capital Mall CID	2014	2054

CIDs are typically created as independent political subdivisions of the state which may impose sales taxes, property taxes, special assessment on property, or business license taxes above those which may be otherwise imposed by a City. CID sales taxes are capped at 1%. These revenues can then be used to pay for a broad array of improvements and services within the boundaries of the CID. CIDs are created by a petition submitted to and approved by the governing body of the City in which they are located.

**TRANSPORTATION DEVELOPMENT DISTRICT (TDD)**

Commons of Hazel Hills at Missouri 179 (new St. Mary's Hospital)	2005	Perpetual*
U.S. Hwy 50/63 and City View Drive (East Wal-Mart)	2006	Perpetual*
Stone Ridge	2007	Perpetual*

TDDs are independent political subdivisions of the state which may impose sales taxes, property taxes, or special assessments against property above those which may be otherwise imposed by a City. TDD sales taxes are capped at 1%. These taxes can then be used to pay for transportation-related public improvements only, including roads, pedestrian ways, parking lots and/or structures, bridges, ports, airport and rail facilities, etc. TDDs are created by a petition submitted to and approved by the Circuit Court of the County in which the TDD is located to which the City and State are parties. Transportation projects undertaken by a TDD are subject to approval by the City and/or the State (if the project involves state highways or other state facilities).

\*TDDs may remain in existence as long as there are approved projects to be completed an/or obligations of the TDD to pay off. Once all TDD projects are complete and obligations are retired, TDD should be terminated upon approval of the State Auditor.

