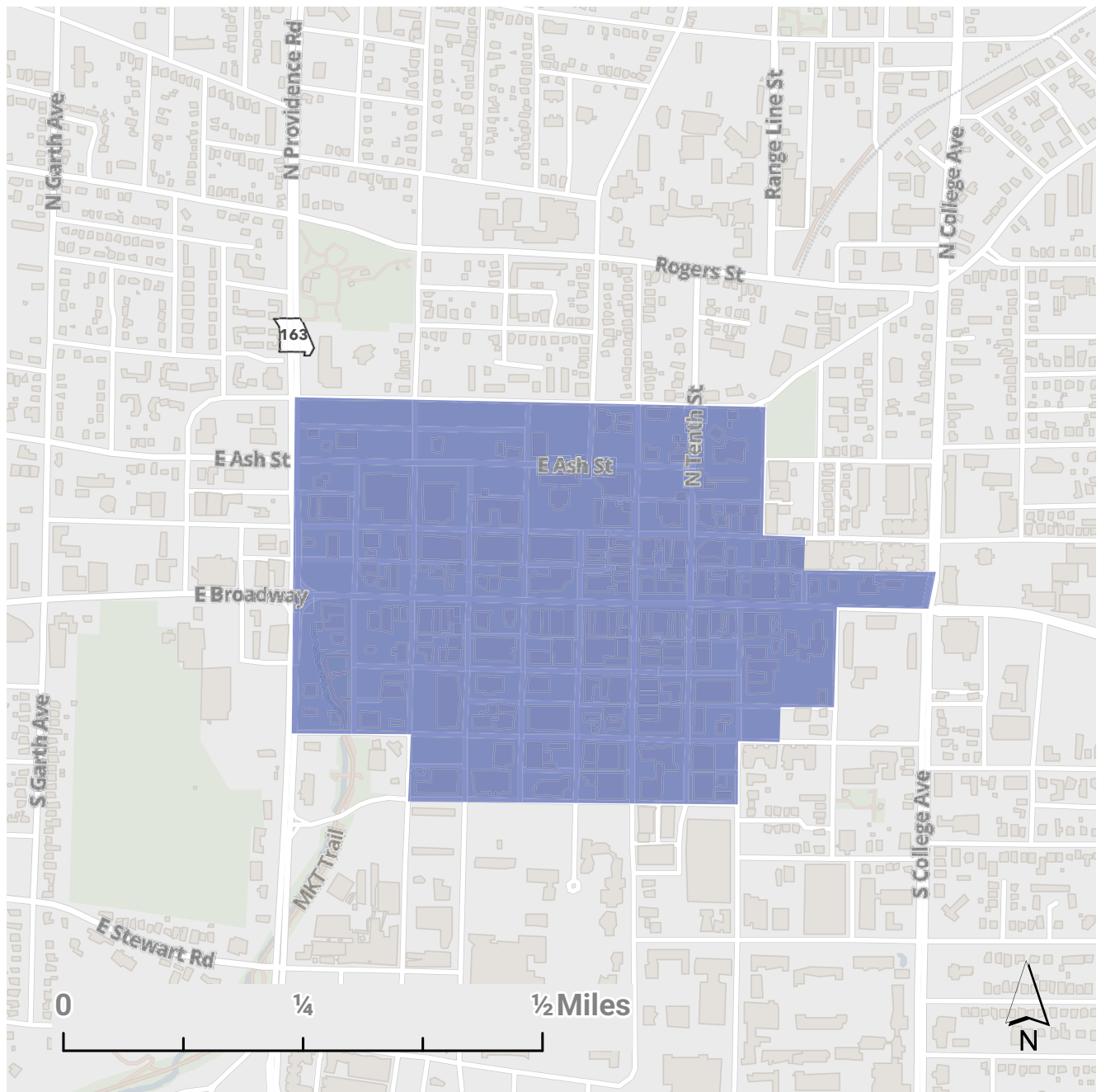


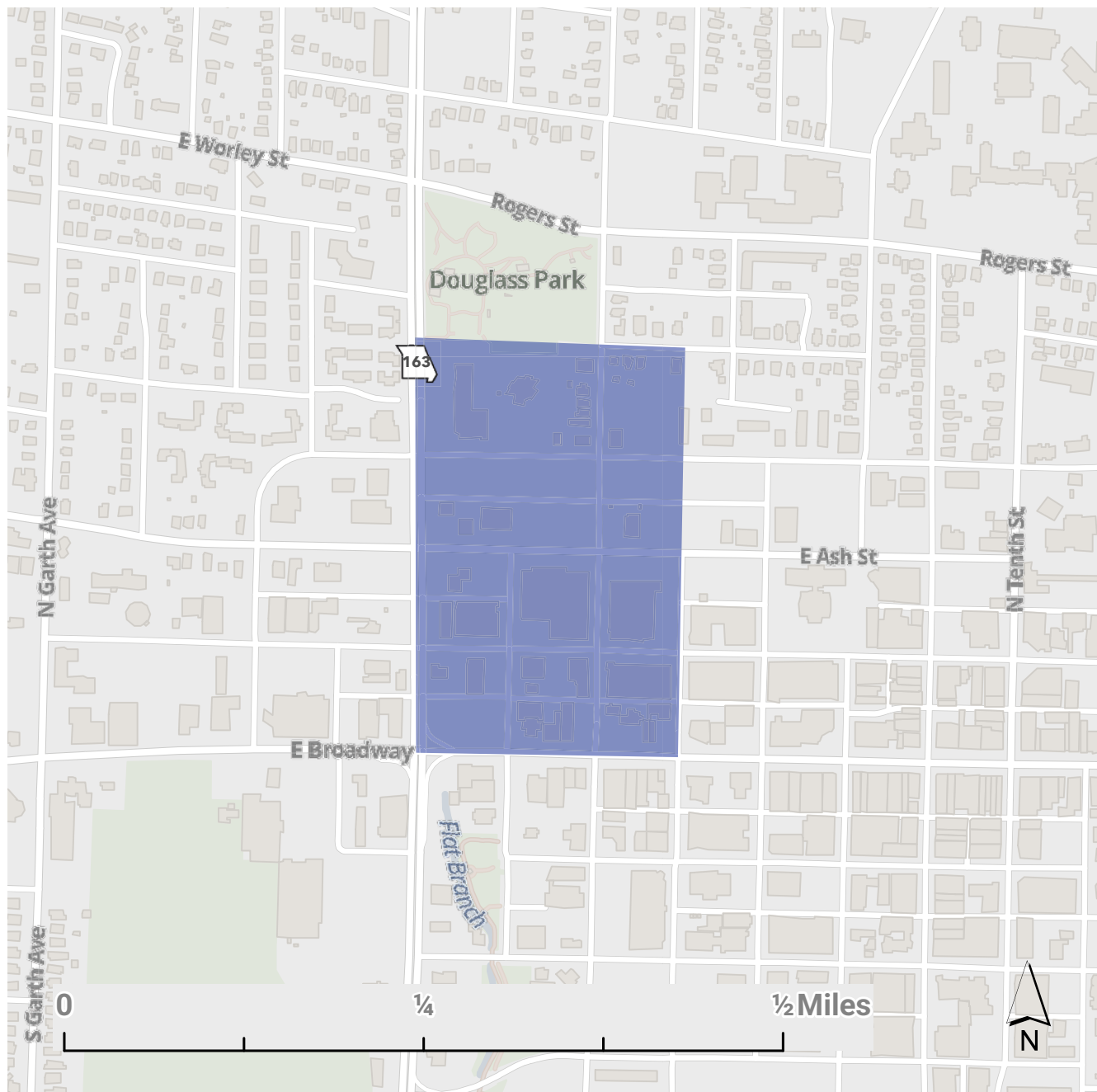
1978 West Broadway Survey

In preparation for the West Broadway Improvement project in the early 1970's, a cultural resources assessment was completed to determine project impacts on historic properties. The project was intended to widen Broadway, from Garth Avenue to Clinkscales Road, to as many as four lanes. As a result of the cultural assessment, much of the area was determined to be eligible for listing in the National Register of Historic Places, and the West Broadway survey was conducted to identify any additional eligible properties. The survey encompassed much of the area located west of the Columbia Cemetery and Ulysses S. Grant Elementary School to West Boulevard, and south to Rollins Road.



1979 Downtown Survey

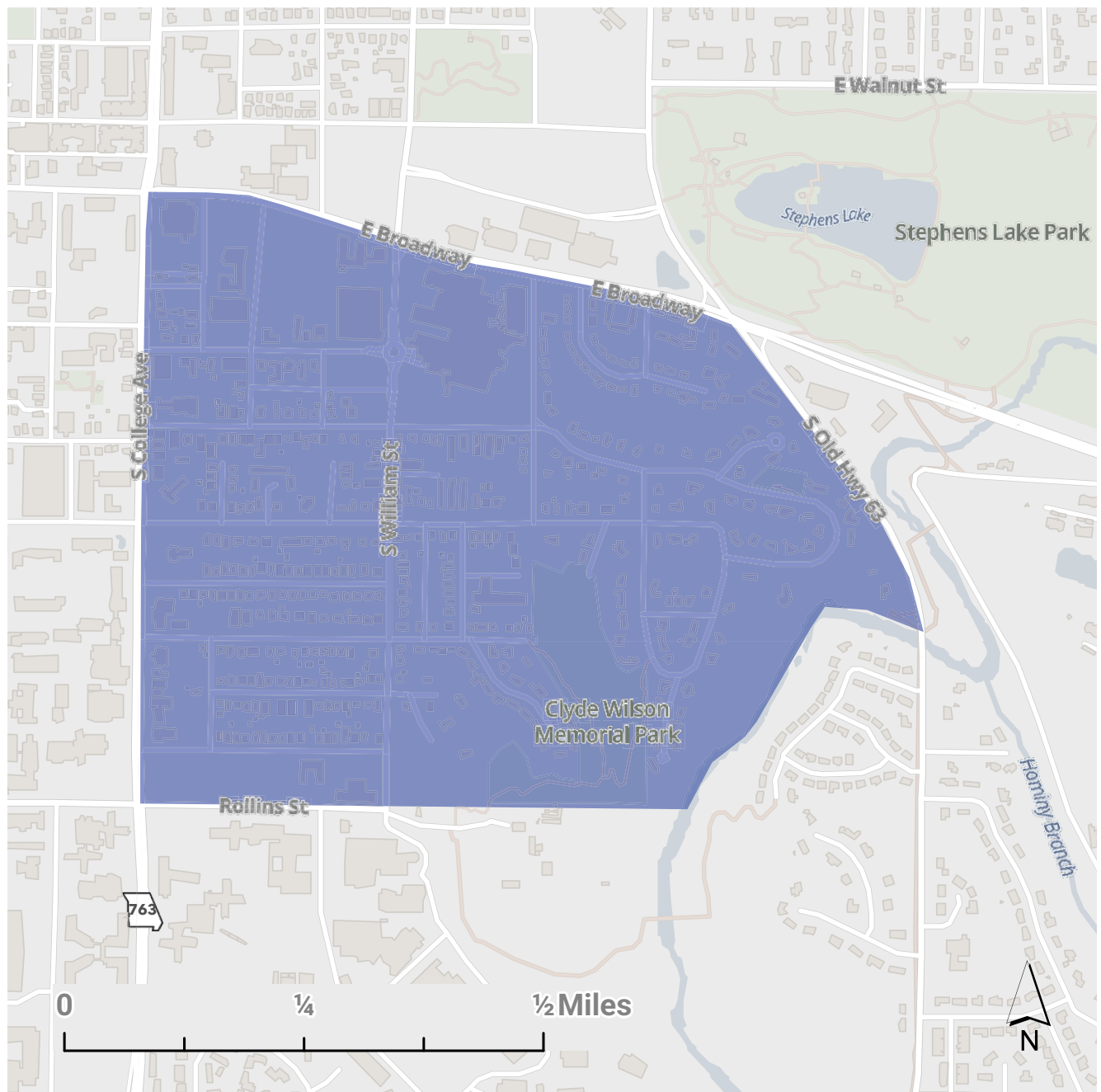
The Downtown Columbia Architectural Survey was completed by architectural historian Mary Matthews. The survey included resources located east of Providence Road to Orr Street, and between Park and Locust Streets. The survey report included recommendations for the creation of a 'Broadway Street Historic District', and for the completion of a comprehensive revitalization program to ensure aesthetically complimentary redevelopment of appropriate downtown properties. The proposed district was to include all intact properties fronting on Broadway, given their architectural significance, and their in Columbia's history. The author appended the 1977 "Main Street," downtown revitalization project report. Published by the National Trust for Historic Preservation, the report details the findings and recommendations resulting from case studies in three different American communities.



1980 Social Institutions of Columbia's Black Community

Lincoln University's Antonio Holland conducted this partial inventory of properties significant to local African-American history in the area predominantly occupied by black residents and black-owned businesses. The area bounded by Providence Road, Broadway, Lyons Street, and Sixth street included the Sharp End, which was the black business district until the actions precipitated by the Urban Renewal initiative resulted in the razing of much of the area. The survey was intended to determine National Register eligibility for properties within the survey area, given their significance to Columbia's black community. The survey included the St. Paul AME Church, Second Baptist Church, the JW "Blind" Boone Home, Second Christian Church, and Frederick Douglass School.

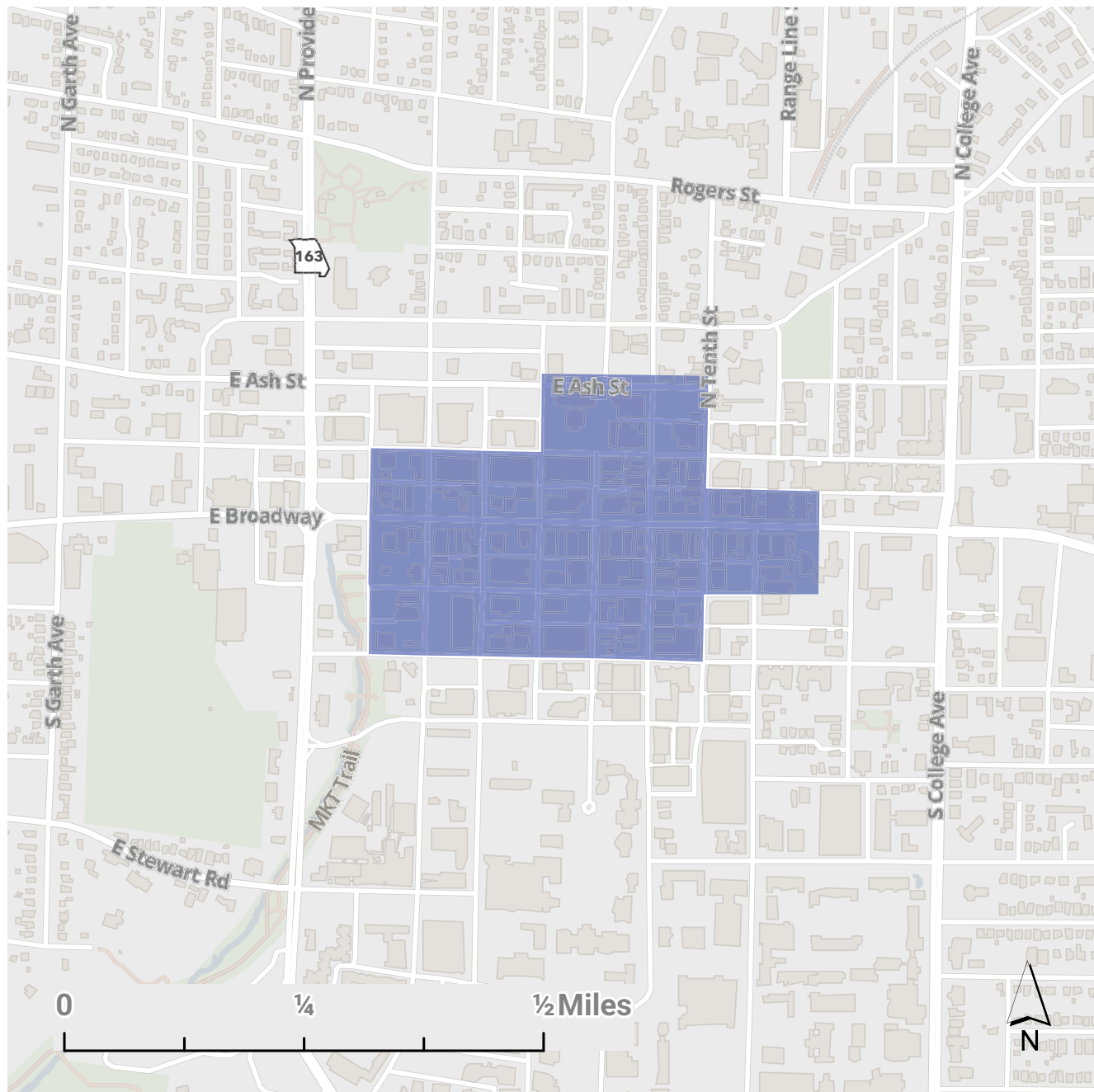
Resulted in individual NRHP listings for each subject property.



1994 East Campus Survey

The East Campus Neighborhood Association organized this survey with the help of the MU Art & Archaeology Department, primarily to acquaint residents with the historic nature of the area, and to quantify the advantages of historic preservation in their neighborhood. The survey area stretched from the College Avenue east to Old Highway 63, and from Broadway south to Rollins Street. At the time of the survey, 94% of the dwellings surveyed were over 50 years of age, with 68% also remaining largely intact. Survey findings noted an unmistakable potential for a National Register District. The 1916 Walter Miller House, at 1516 Wilson Avenue, was identified as being potentially eligible, but the owners were opposed to nomination.

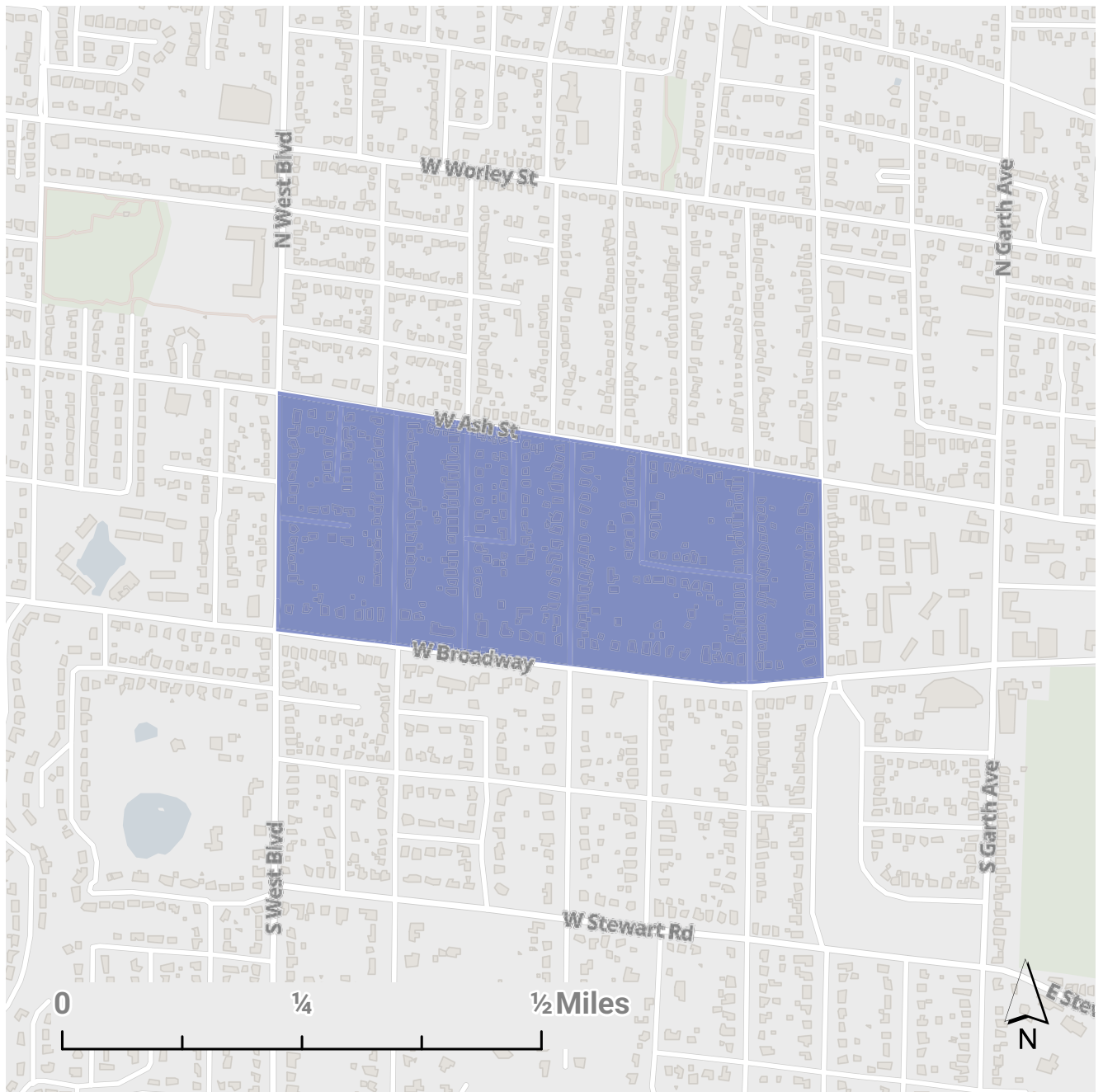
Resulted in the East Campus Historic District nomination. (1996)



2003 Downtown Survey

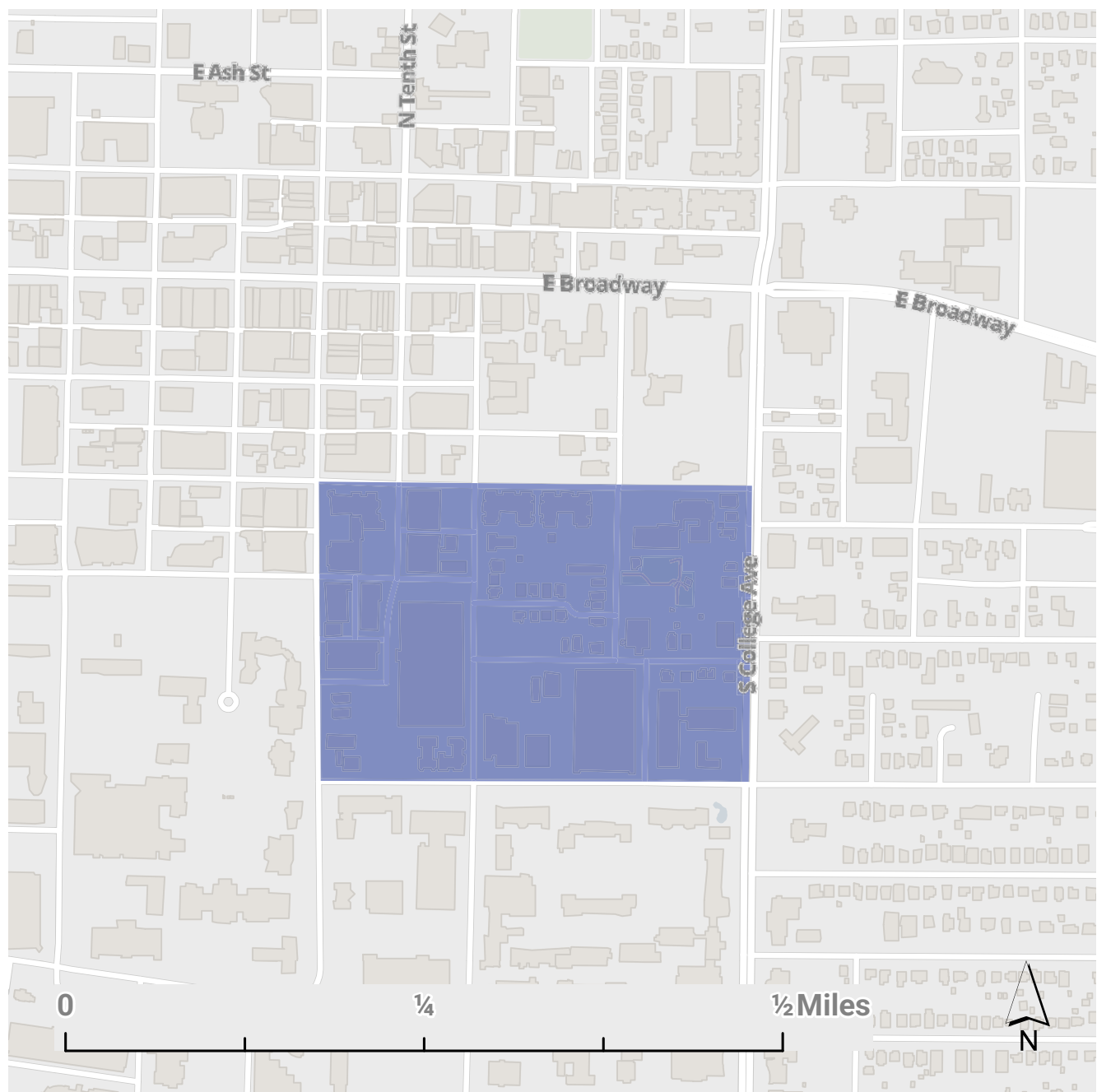
The 2003 survey of downtown Columbia expanded the findings of two previous surveys in the central business district. Centered on Ninth Street and Broadway, the district generally extends from Park Avenue to Elm Street, between Sixth and Short Streets. Notable additions to the expanded Downtown Historic District include the Columbia National Guard Armory, Neidermeyer Apartments, the Wabash Arms Building, the Guitar Building, Boone County Courthouse, Katy Station, the former Federal Building and Post Office, the Kelly Press Building, and the JW “Blind” Boone Home. The Boone Home was previously listed in 1980; however, in conjunction with this survey, the Boone Home listing was elevated to the level of national significance, for its link to American ragtime and jazz history, and as a symbol of Black achievement.

Resulted in the Downtown Historic District boundary increase. (2006)



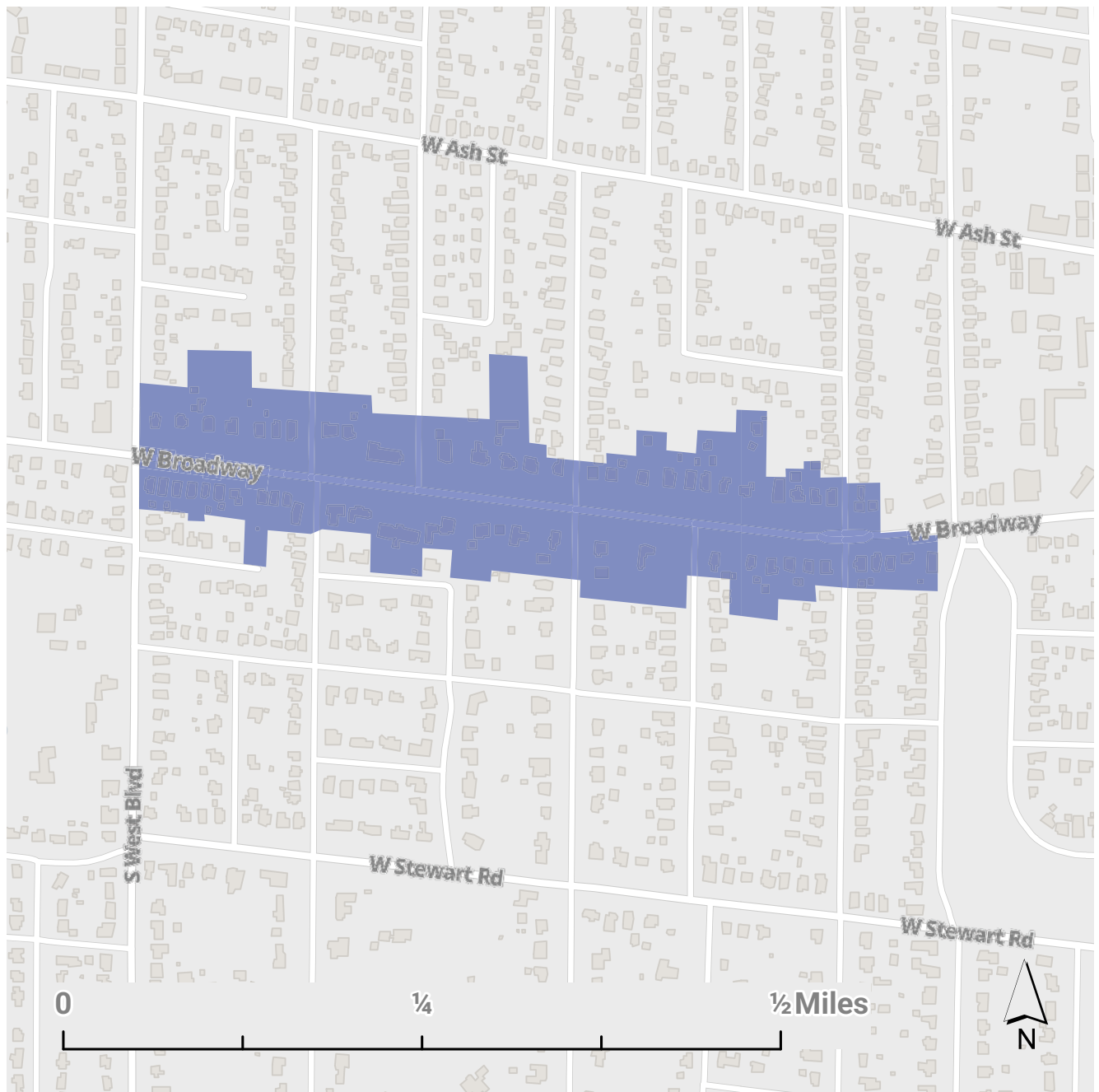
2004 Garth's Addition Survey

The study area is bordered at the east by McBaine Avenue, at the north by West Ash Street, at the west by West Boulevard, and at the south by West Broadway. A total of 241 properties were recorded during the course of the survey, which was completed by Ruth Keenoy of TRC, St. Louis, Missouri. The neighborhood features a large number of early twentieth-century housing that, to a large degree, retained its architectural integrity, featuring examples of Craftsman-style dwellings such as bungalows and Tudor-Revival housing; ranch style dwellings; American Foursquare homes, and Queen-Anne, Colonial-Revival, and Dutch-Revival housing. The primary recommendation of the report was to determine whether there is sufficient interest in the neighborhood to complete a National Register Nomination form for an historic district.



2009 Locust Street Survey

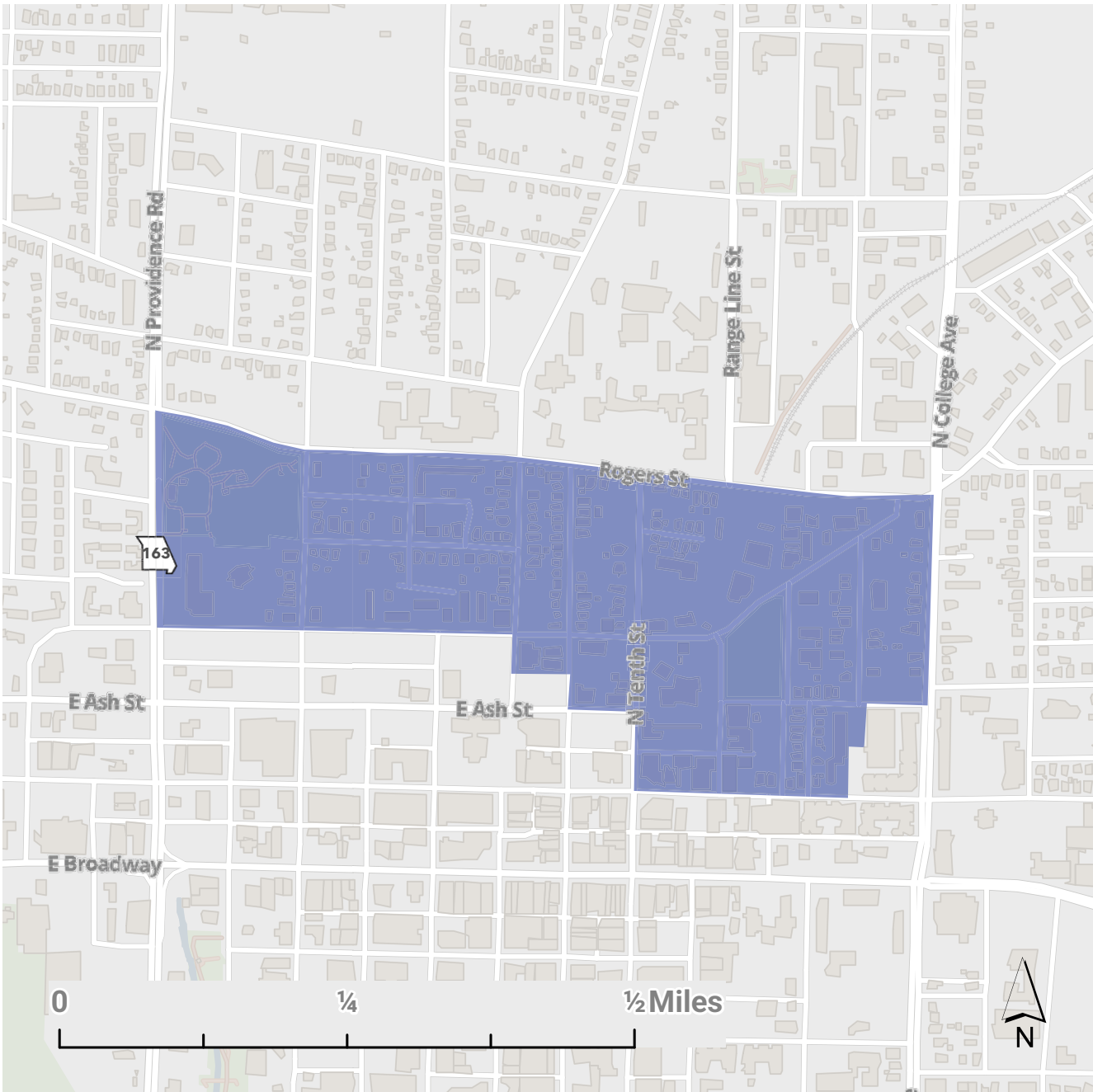
The Locust Street Survey was intended to identify properties eligible for the National Register, in anticipation of an extension of Elm Street between College Avenue and South Ninth Street. The survey area is situated near downtown, just south of Stephens College. The area is bounded by Locust Street, Ninth Street, University Avenue, and College Avenue. The project was completed by preservation consultants, Ruth Keenoy and Terri Foley, for the City of Columbia. Of the 57 buildings recorded in the survey, the consultants recommended five properties as individually-eligible, including the Beverly, Belvedere, Dumas, and Frederick apartment buildings, and the Robert E. Lee School (now known as the Locust Street Expressive Arts Elementary School).



2009 West Broadway Survey

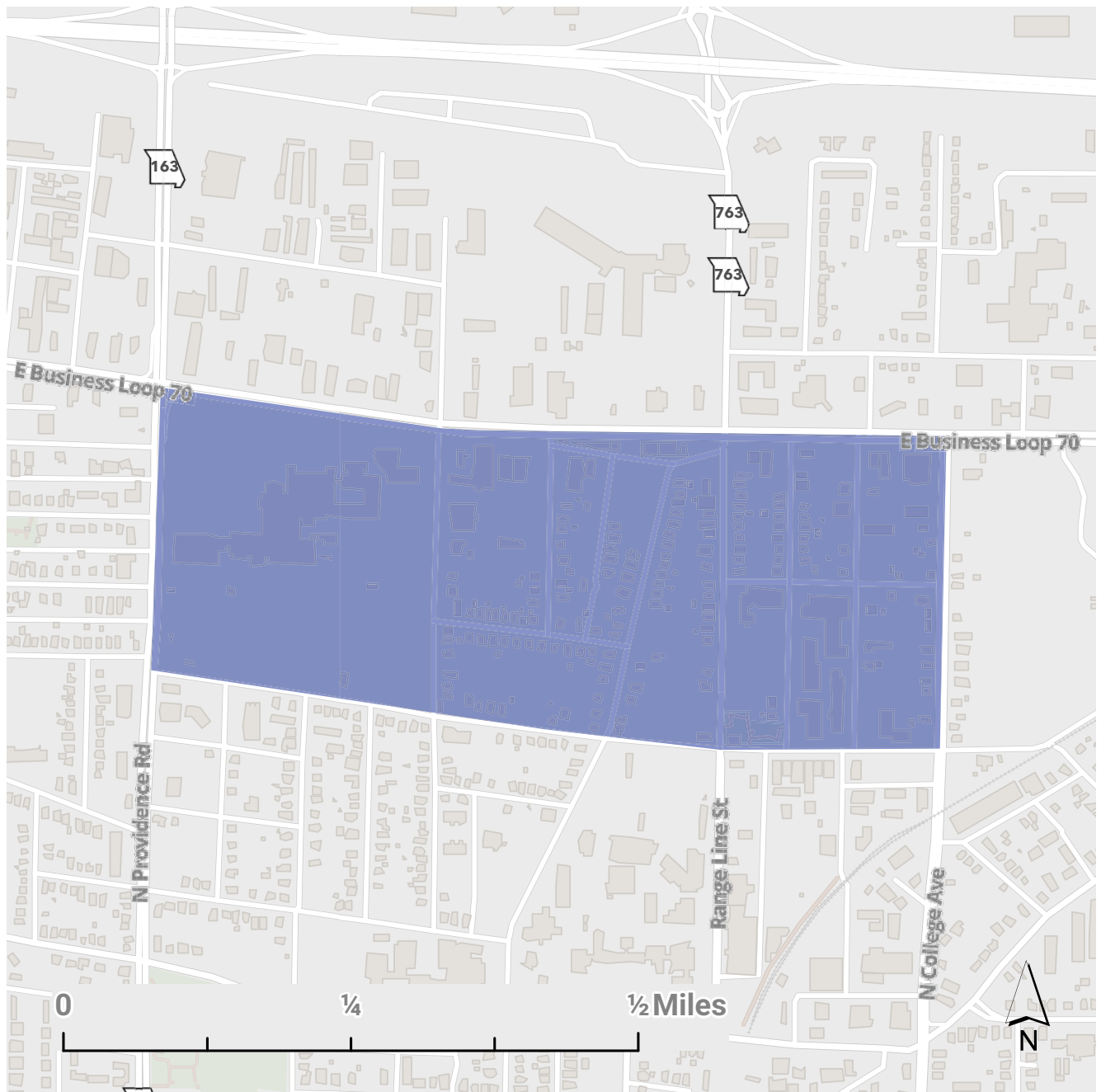
The updated West Broadway Survey was completed by architectural historian Deb Sheals, at the request of the West Broadway Neighborhood Association in 2009. The survey area included the majority of the street-facing properties in the 300 through 900 blocks of West Broadway. The survey area predominantly consisted of Craftsman, Tudor Revival, and Colonial Revival architectural specimens, with construction dates ranging from the early 1900s through start of the Great Depression. The survey was prepared for the purposes of submitting the district for nomination to the National Register. The Taylor House, at 716 W. Broadway was listed individually in the National Register in 2001.

Resulted in the West Broadway Historic District nomination. (2010)



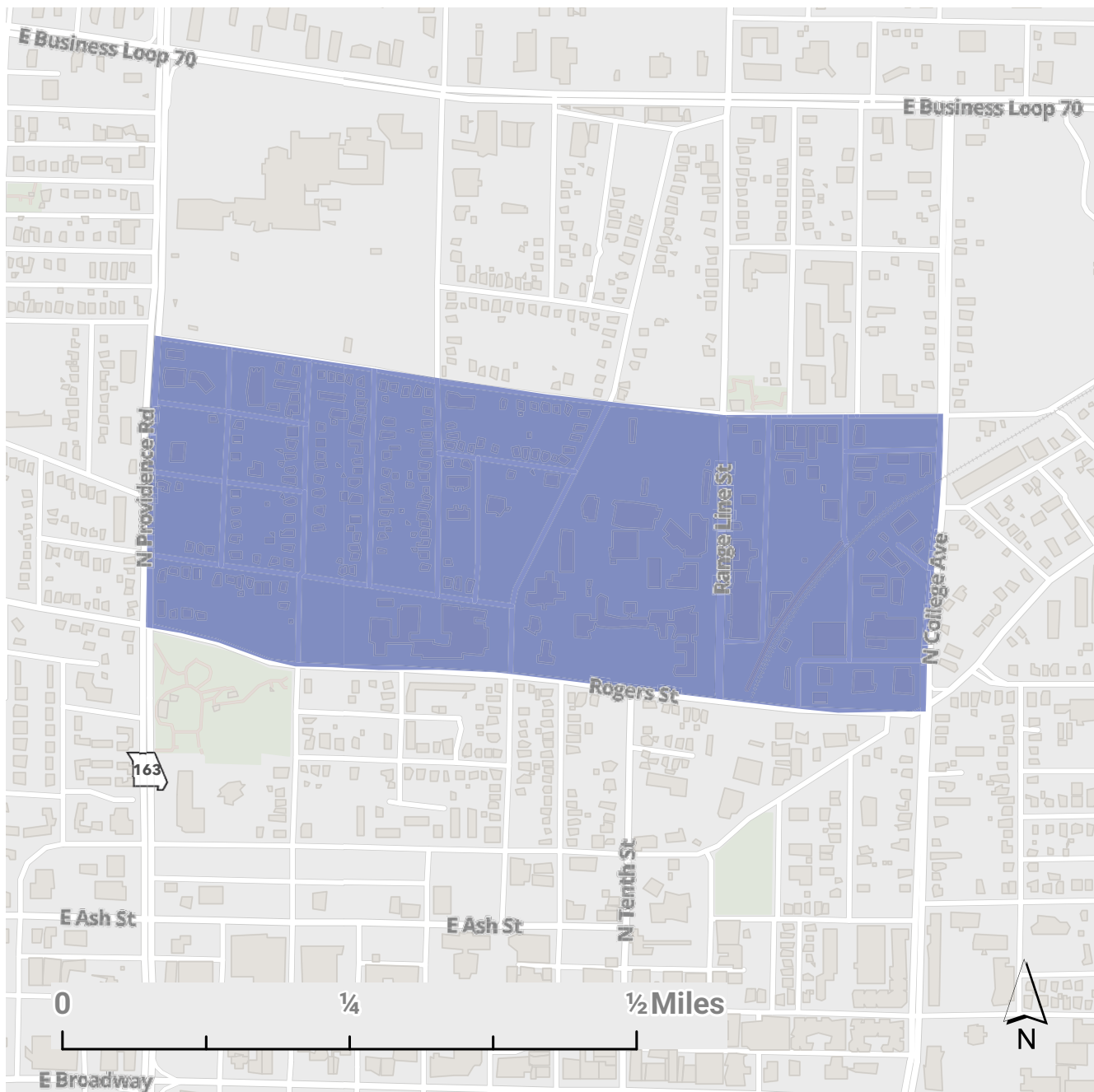
2017 North-Central Phase I Survey

The Historic Preservation Commission hired Row 10 Historic Preservation Solutions, LLC, of New Orleans, for the completion of a 100-acre survey of nearly 275 individual resources. Five properties within the study area currently are individually listed in the National Register of Historic Places. Second Christian Church, Frederick Douglass High School, the Elkins House, the Wabash Railroad Station, and the St. Paul A.M.E. Church. Second Christian Church, Frederick Douglass High School and St. Paul A.M.E. Church are related under the “Social Institutions of Columbia’s Black Community” Multiple Property Submission. Additionally, three buildings on East Walnut Street are listed as part of the Downtown Columbia Historic District. Recommendations of the report suggest a number of smaller historic districts that are likely eligible for the National Register, including Hubbell Place, Otto Street, and the Park Avenue and Douglass Park Districts.



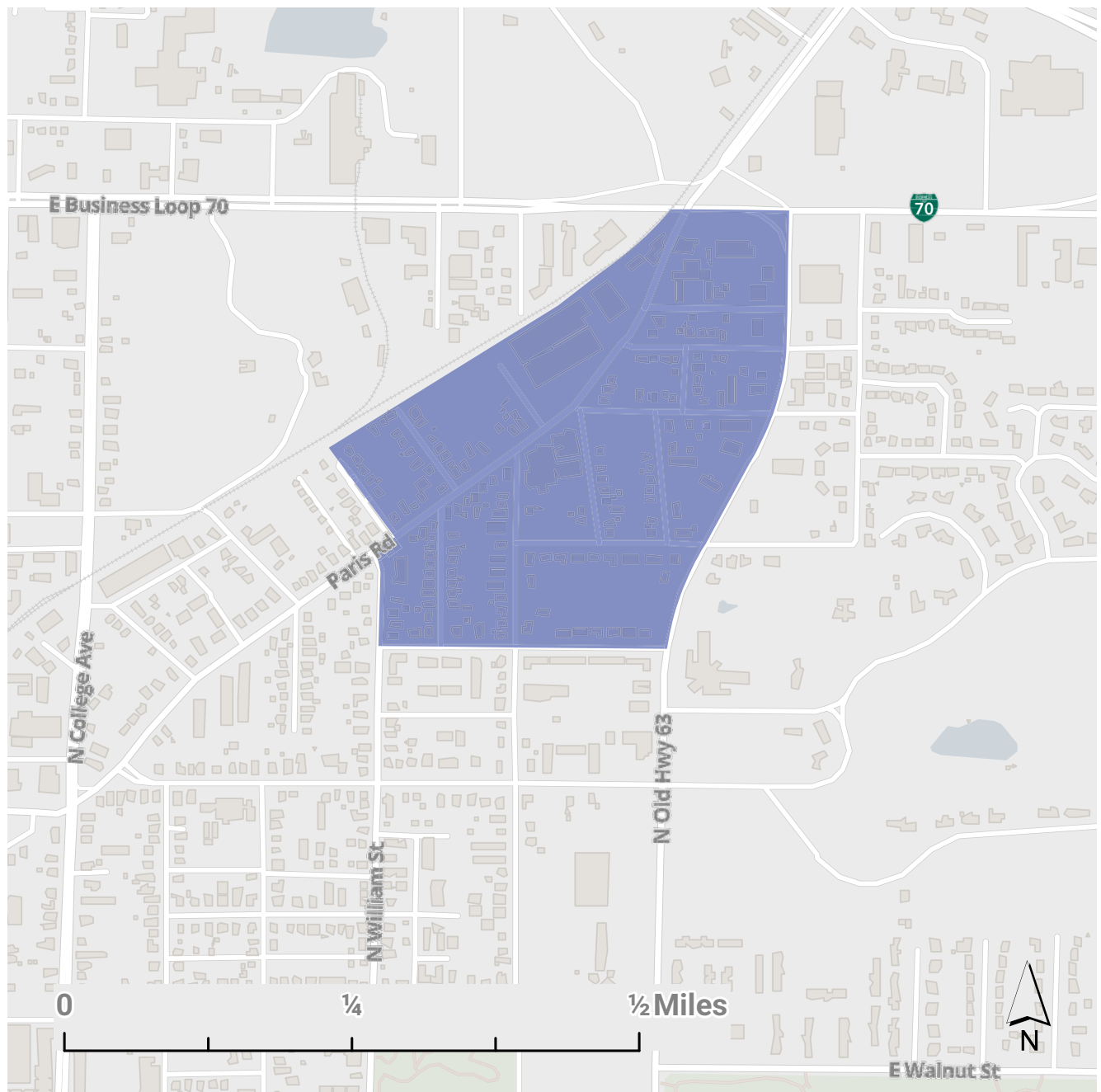
2019 North-Central Phase II Survey

Keenoy Preservation of St. Louis inventoried this survey area situated just north of Columbia College. The project area was delineated by Providence Road, E. Business Loop 70, N. College Avenue, and Wilkes Boulevard (Rogers Street). This 113.7-acre area included 209 resources, largely constructed prior to 1925. A surge in development resulted from the city's acquisition of the Hamilton-Brown Shoe Factor, which was individually listed in 2002. No eligible districts were identified due to the addition of non-historic siding to many resources in the survey area. Six properties were identified for potential individual listings, including David H. Hickman High School, Potter's Cities Service Station at 922 E. Business Loop 70, the Frozen Gold Ice Cream Factory at 1206-1208 E. Business Loop 70, Eugene Field Elementary School, the Engineering Surveys & Services Building at 1203 Fay Street, and the Knipp Construction Company building at 1204 Pannell Street.



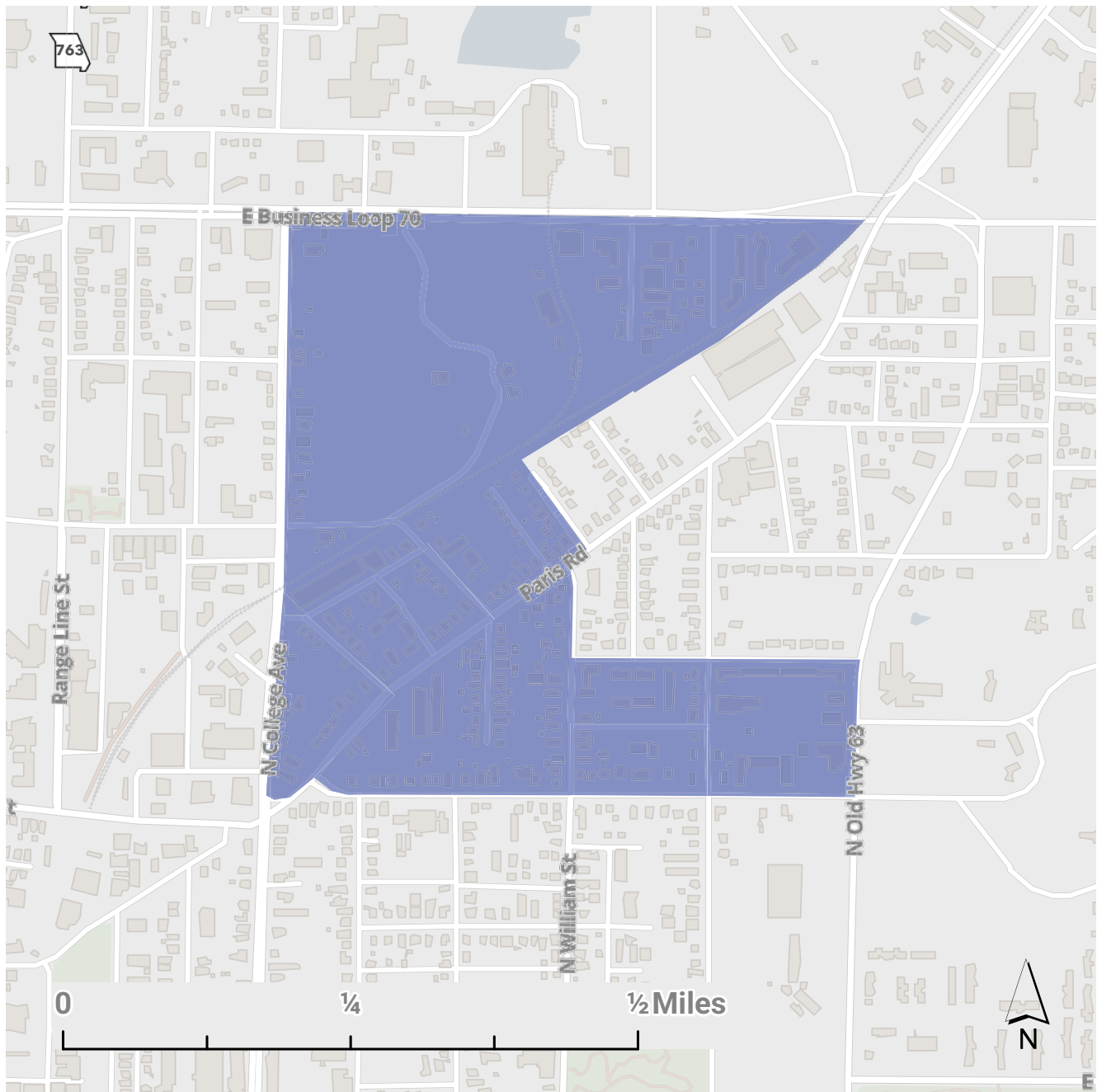
2021 North-Central Phase III Survey

The North-Central Phase III project was awarded to Peckham Architecture and Adam Flock Design of Columbia, MO. The survey area was located between Phase I and Phase II and is bounded by the following streets; North Providence Road to the west, Wilkes Boulevard to the north, North College Avenue to the east, and Rogers Street to the south. The area encompassed 112.5 acres and approximately 271 properties. Only the Wright Brothers Mule Barn at 501 Fay Street was previously listed in the National Register of Historic Places. Other properties determined individually eligible include 803 Alton Avenue, a single-family residential dwelling, and 504 N. 8th Street, known as Hughes Hall on the Columbia College campus. No eligible historic districts were identified within the Phase III survey area. However, the report indicated that specific portions of the Columbia College campus could be grouped together to have potential district eligibility.



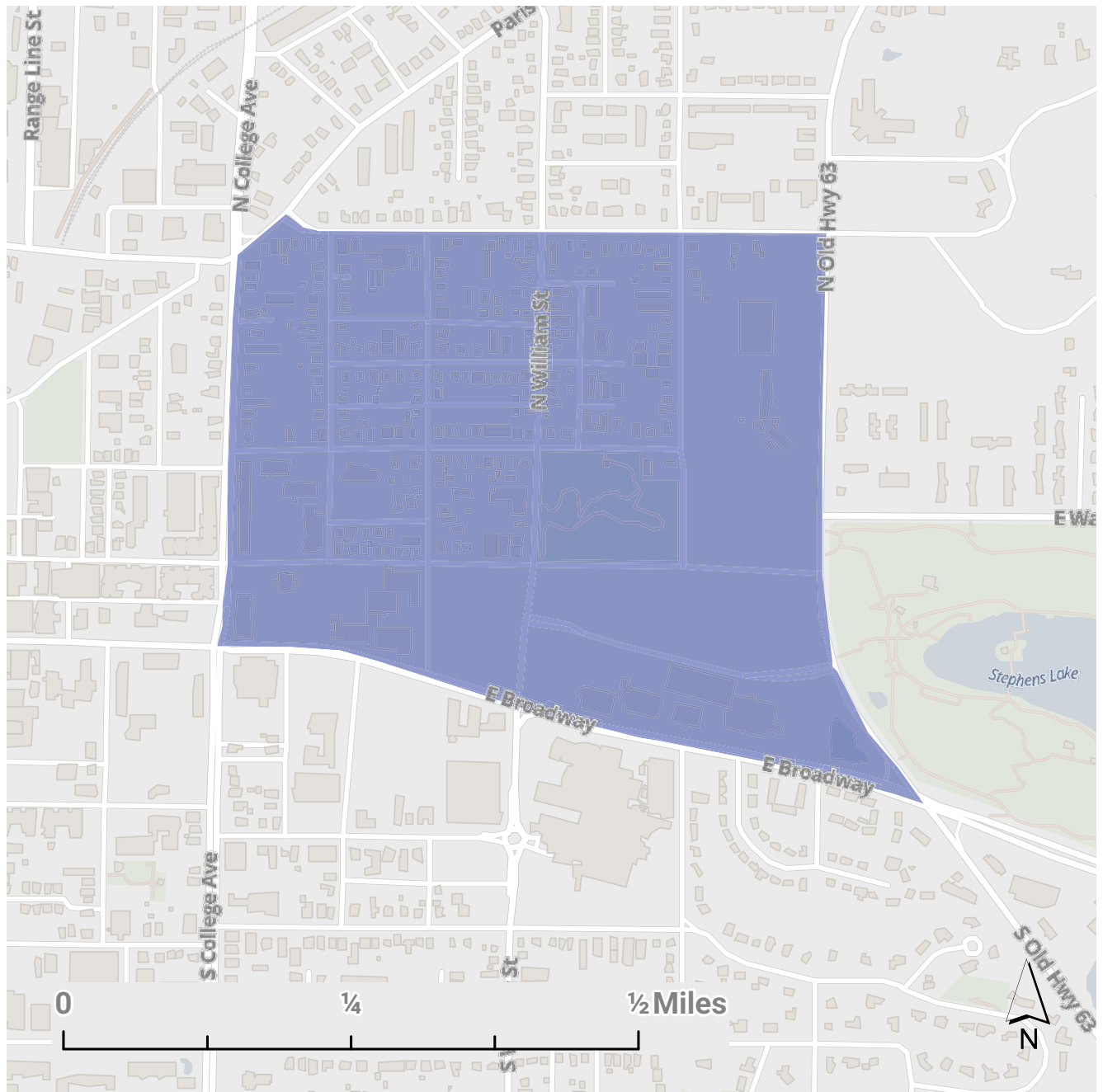
2025 Benton-Stephens Phase I Survey

At the urging of the Benton-Stephens Neighborhood Association, the Historic Preservation Commission sought a CLG grant in 2025 to fund an architectural survey of a portion of the neighborhood. Given the size of the neighborhood, the survey was broken into phases anticipated to be completed over a 4-5 year period. The Phase I survey will include properties situated generally from Business Loop 70 south to Amelia Street, and from Old Highway 63 to William Street and the COLT Railroad to the west. The Benton-Stephens Neighborhood continues to experience high levels of demolitions and redevelopment, property maintenance issues, and commercial creep. Given these pressures, the Commission agreed that a high priority be placed on the neighborhood for documentation of its historic resources before they are damaged or lost to demolitions.



2026 Benton-Stephens Phase II Survey

The Commission also received tentative funding approval from the State Historic Preservation Office for the second phase of the survey in 2026. Phase II will extend the Benton-Stephens inventory south to Hinkson Avenue, and west to College Avenue.



Benton-Stephens Survey Future Phases

The remaining , southern portion of the Benton-Stephens Neighborhood is planned to be surveyed in 1-2 more phases, subject to funding availability. Additional information about Columbia's historical surveys, including resource photos and full survey reports, can be found by visiting Columbia's online [Historic Properties Viewer](#).