

Introduced by Loveless  
First Reading 6-5-06 Second Reading 6-19-06  
Ordinance No. 019076 Council Bill No. B 224-06

**AN ORDINANCE**

rezoning property located at 1101 and 1107 Hinkson Avenue from District M-1 to District C-2 and District HP; designating the Diggs Building as a landmark; repealing all conflicting ordinances or parts of ordinances; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is amended so that the following property:

Lots Twenty-Two (22) and Twenty-Three (23) of Central Addition to the City of Columbia, Boone County, Missouri, as shown by the plat thereof recorded in Book 40, Page 638, Records of Boone County, Missouri.

will be rezoned and become a part of District C-2 (Central Business District) and District HP (Historic Preservation Overlay District) and taken away from District M-1 (General Industrial District).

SECTION 2. The Diggs Building located on the property described in section 1 is designated as a landmark. The following historical and architectural features shall be subject to regulation:

- Site and outbuildings
- General exterior appearance, including roofline and general massing
- Façade elevations

A narrative description of protected features, marked "Exhibit A," is attached to and made a part of this ordinance.

SECTION 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

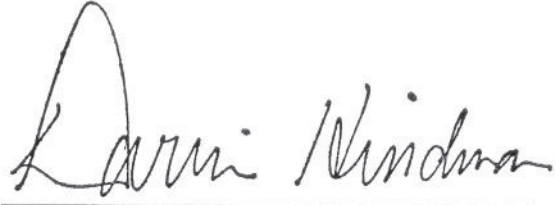
SECTION 4. This ordinance shall be in full force and effect from and after its passage.

PASSED this 19th day of June, 2006.

ATTEST:



\_\_\_\_\_  
City Clerk



\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:



\_\_\_\_\_  
City Counselor

## NARRATIVE DESCRIPTION OF PROTECTED FEATURES

### SITE AND OUTBUILDINGS

The Diggs Building is a rare example of the remaining masonry industrial structures built for manufacturing businesses in Columbia. Since at least 1876, this area along the Wabash RR tracks at the west end of Hinkson Avenue served as the Columbia Stock Yards and the predominantly industrial character remains from Columbia's early years. In 1922, the current 150' x 150' building was built by Bill and Pleas Wright, and it covers 100% of the site, in true urban character of the time. This siting shall be protected.

### GENERAL ROOFLINE AND MASSING

Solid 14" thick red brick exterior walls have corbeled and articulated brickwork in the craftsmanship of the 1920's. Around the large street windows are soldier course headers and cut stone sills. There are rows of clerestory windows on 2 sides of the second story step-ups. Finally, 2 large skylights near the center of the building roof provide generous amounts of natural daylight for the work areas inside. On the upper portions of the street walls are brick panels formed by soldier courses and corbeled dentil work. At the corners of the panels are square stone inserts for accents. Instead of just a straight south parapet wall, the design calls for stepped walls in a balanced sequence, with the tallest portion in the middle. In general, facades are symmetrical in composition. The general exterior appearance and materials shall be protected and restored along Hinkson and Fay streets.

### FAÇADE ELEVATIONS

The Hinkson façade faces south and the design calls for stepped walls in a balanced sequence, with the tallest portion in the middle. In general, facades are symmetrical in composition, with equal sized window openings. At the present time, all window openings have been bricked in flush with the wall. Although the brick infill matches the walls, our hope is to restore windows in as many openings as possible. Metal downspouts have been replaced with plastic, and we plan to restore back to metal. Brick will be tuckpointed and damaged units replaced with salvaged brick from the building.

The current Main Entrance appears to be a window opening that was cut out for doors in the 1970's. This door may remain or restored to a matching window configuration. Adjacent to it next to the corner is a window opening filled in. This opening shows evidence that a door was one half of the opening and may be restored as windows or door to match.

The Fay Street façade reflects the two story center section flanked by one story sides. Again, window openings are symmetrically composed. Second floor windows have been replaced with aluminum units, and most frames have been damaged by water and have been patched or left. First floor windows have been boarded up except for the one story wings, which have some original wooden double hung units to be restored. Replacement windows will match original types.

### INTERIOR FEATURES

There are no historically preserved interior features. No interiors are included for regulation. However, it is intended that original structural elements be retained.