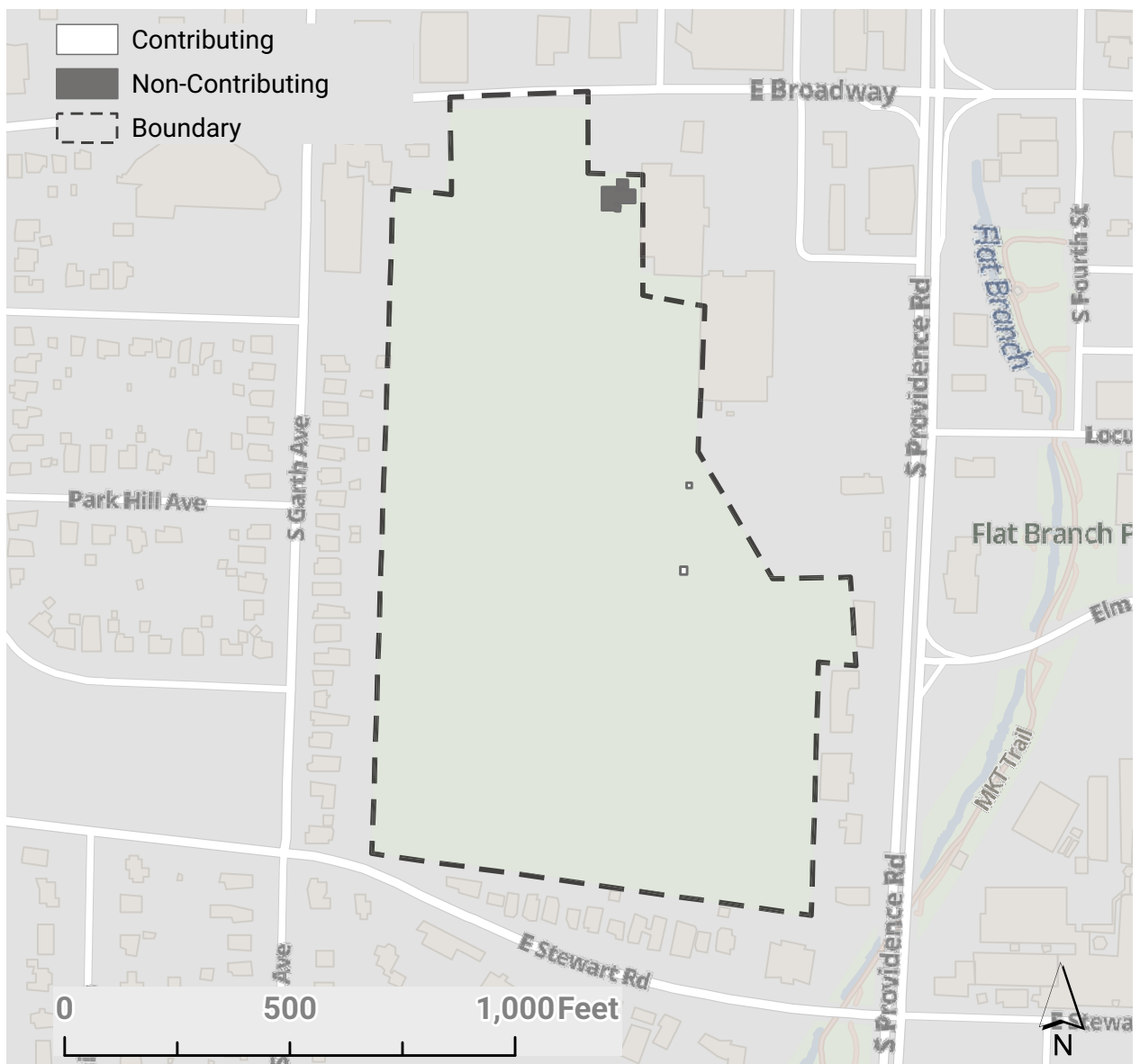


Columbia Cemetery NRHP District

The Columbia Cemetery, at 30 E. Broadway covers approximately 26 acres. The cemetery has its origins in a common burying ground established c. 1821, and it has been in continual use since that time. A park entrance was created on Broadway, and the last major expansion of the cemetery grounds occurred in 1928. The current cemetery grounds include three smaller cemeteries that were incorporated into the larger site, including the original Columbia Burying Ground, (ca. 1821), Beth Olem Cemetery (1880), and Elmwood Cemetery (1914). The site also includes distinct sections for African-Americans and indigent burials. The district contains two contributing buildings; a vernacular stone receiving vault (1887), and a Romanesque Revival style mausoleum (1911). The contributing structures are: an iron boundary fence (c. 1914), and two sets of limestone gateposts (1928). The only post-1928 construction on the cemetery grounds is a modest caretaker's complex that is located outside the boundaries of the historic site. The Columbia Cemetery is in excellent condition, and it exhibits a high level of integrity in all areas of consideration: location, design, setting, materials, workmanship, feeling, and association.



David Guitar House NRHP District

The David Guitar House, at 2815 Oakland Gravel Road, was constructed between 1859 and 1862 by a prominent local businessman and farmer. The original plan of the house is probably that of a two-story I house; two rooms wide and one room deep with a central hall in the Late-Victorian Italianate style. Additions, which house a gallery, dining room, kitchen, hallways, bedrooms, and bathrooms and which give the house an L-shape, obscure the I-form but do not detract from the original detailing which defined the house. The cookhouse and the smokehouse, are directly related to the house and its period of significance and represent ancillary buildings which would have been commonly associated with a farmhouse of its period. The house maintains historic integrity in many ways. The house remains at its original location. The house, especially the front I form, shows its original design, and many of its original materials. Although the land around it is no longer farmed, the house functions as it was originally intended, a single family dwelling. The Guitar House is one of few remaining examples in the area of life in the mid-to-late nineteenth century and the preferred architecture of the time.



Eighth & Broadway NRHP District

The Eighth and Broadway Historic District includes three adjacent commercial buildings at the southeast corner of Eighth Street and Broadway. The two-part commercial block buildings front Broadway, with brick walls and open storefronts. Construction dates range from c. 1894 to c. 1930. The 1910 Miller Building, 800-802 East Broadway, is closest to Eighth Street; it is a three-story Beaux-Arts building with dark brick walls and extensive terra cotta ornamentation. The c. 1894 Matthews Building at 804 East Broadway, is a Late Victorian/Italianate building, two stories tall, with red brick walls and a bracketed sheet metal cornice. The c. 1930 Metropolitan Building at 806-810 East Broadway, occupies the east end of the grouping. It is two stories tall with brown brick walls accented with polychromatic Art Deco style terra cotta. These buildings constitute an unusually intact grouping for downtown Columbia. All three have highly intact upper facades. Their storefronts, though only a few decades old, are of sympathetic scale and materials. The buildings today look very much like they did during the period of significance.

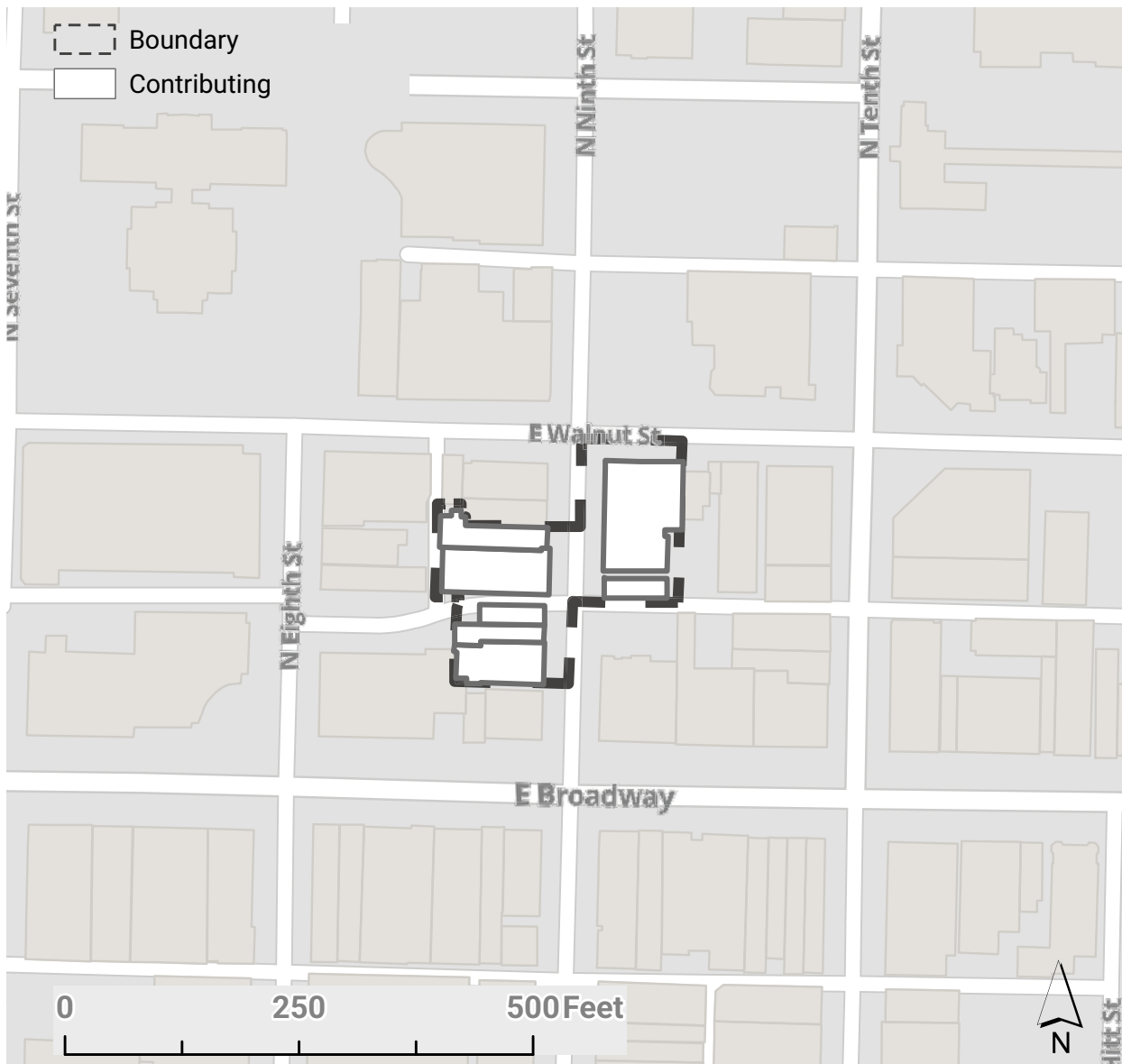
This district is now included in the expanded Downtown Columbia Historic District.



North Ninth Street NRHP District

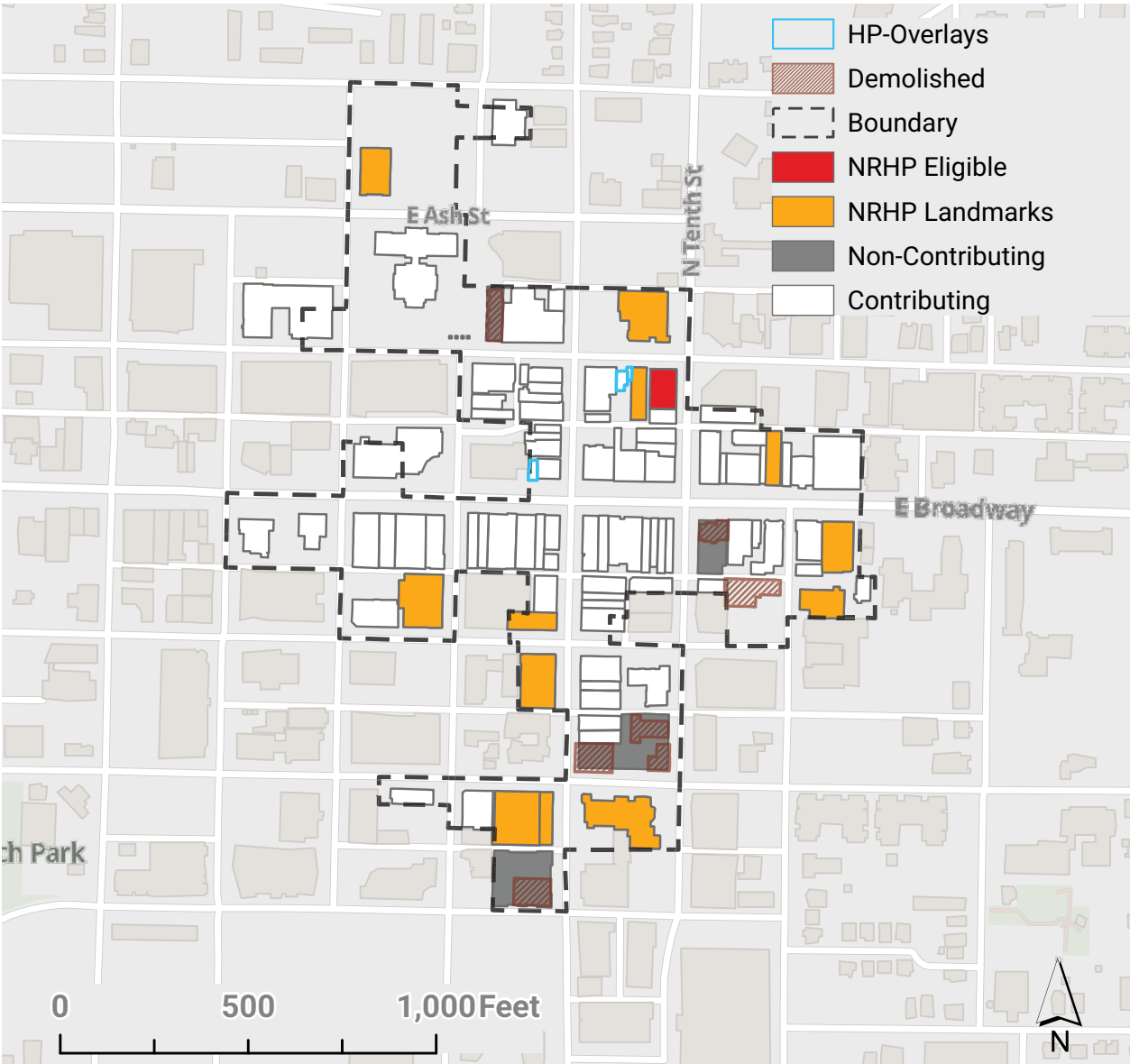
The North Ninth Street Historic District is located at 5-36 N. Ninth St., just north of Broadway in downtown Columbia. It is part of the current central business district, which has served as the civic and commercial center of Columbia since the early 1800s. District boundaries include seven historic commercial buildings. District properties include both 19th and 20th century buildings, which were built to serve commercial purposes. Buildings in the district include examples of one and two-part commercial blocks and the multiple-entry commercial building, as well as an historic theater; the Varsity Theater (Blue Note). Construction dates range from 1885 to 1927, and all buildings in the district continue to function today much as they did when new. The buildings of the district comprise a cohesive grouping of commercial resources which dearly evokes the area's early commercial functions.

This district is now included in the expanded Downtown Columbia Historic District.



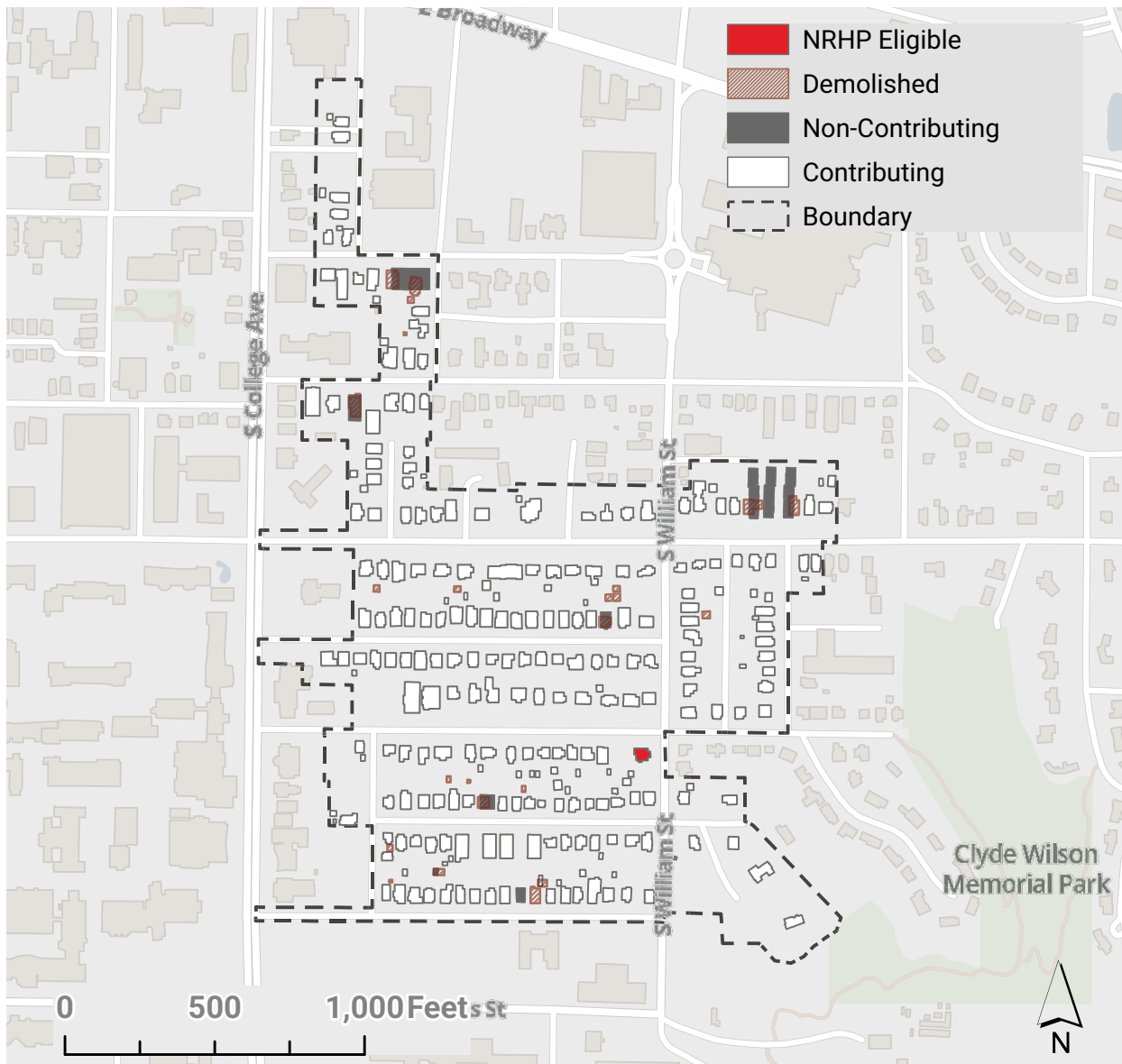
Downtown Columbia NRHP District

The Downtown Columbia Historic District covers roughly 28 acres in the commercial center Columbia. It includes several contiguous blocks of East Broadway, Ninth, and Tenth Streets, as well as properties on Ash, Cherry, Eighth, Hitt, Seventh, and East Walnut Streets. Resources in the district range from modest one part commercial blocks to large, high style office and government buildings. Important government buildings in the district include the Boone County Courthouse and the Columbia Municipal Building, and all surviving historic downtown hotels. Construction dates range from 1836 to ca. 1946, and the period of significance runs from 1836 to 1956. Architectural styles include Late Victorian, the style of choice for 19th and early 20th century buildings, as well as Beaux Arts, Classical Revival, and Craftsman, all of which were popular in the first half of the 20th century. The district also includes a set of freestanding columns which is the only surviving remnant of the county's second courthouse. Overall levels of integrity are high; of the 102 resources in the Downtown Columbia Historic District, only 19 are non-contributing.



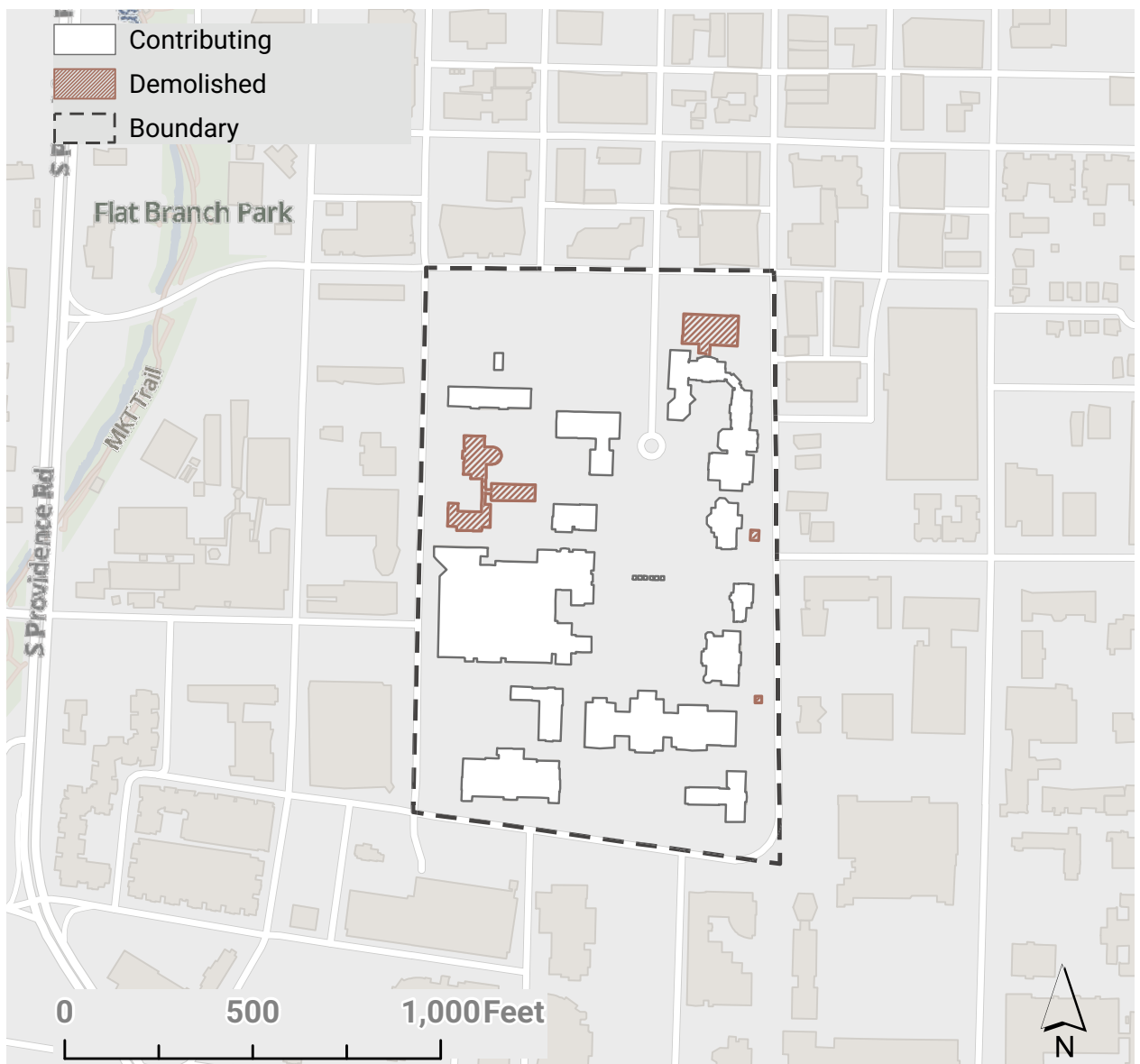
East Campus NRHP District

Construction in the East Campus Neighborhood primarily occurred between 1900 and the late 30's. Several important cultural changes occurred around the turn of the century that led to changes in domestic architecture of the time, which are evident in East Campus. Because of increased use of standardized floor plans, houses are simplified and less varied than typical Victorian houses.; smaller houses occupying smaller lots. There is a greater use of symmetry, and because of the use of careful fenestration and massing, ornamentation is reduced. The use of color is more dependent on the natural colors of the building materials. Given the adjacency of the neighborhood to the University of Missouri, and the time in which it was developed, there has always been a close connection between the two. Historically, this was a popular residential area for faculty at the many colleges in Columbia. In addition to faculty, the neighborhood has also been an important source of student housing throughout its history. This is evident in the early development of various forms of rental properties. The need for student housing is also responsible for the more-recent transformation of the neighborhood, to a predominantly rental composition.



Francis Quadrangle NRHP District

Francis Quadrangle extends from Ninth and Elm Streets, southwest to Sixth Street and Conley Avenue. Within the district are eighteen buildings of varying architectural significance. Peace Park and the Academic Hall Columns, the only surviving remains of the building destroyed by fire in 1892, are also included in the district. Marking the primary entrance to the quadrangle from Elm Street, is the Memorial Gateway, distinguished by two limestone pillars that bear the seal of the University and bronze bas reliefs of James S. Rollins, the “Father of the University,” and John H. Lathrop, the first university president. The west pillar contains the cornerstone of Academic Hall. The focus of the district is the open mall area with its freestanding Ionic columns and flanking buildings. The remaining buildings included in the district complete the “Red Campus,” so named because of the red brick construction used throughout. An architectural diversity exists among the district’s buildings, with styles ranging from Richardsonian Romanesque, Italianate, and the Classical, Georgian, Gothic, and Renaissance Revival styles.



Stephens College South Campus NRHP District

The district occupies a full city block, at the southwest corner of Broadway and College Avenue. The site covers roughly 7 acres with mature trees and an open, park-like setting. Senior Hall is individually listed in the National Register. Construction dates for the four contributing buildings in the district range from 1917 to 1941. All five of the buildings in the district are large red brick buildings that have similar architectural detailing and massing. Senior Hall, which is the oldest building in the district, is located in the center of the south campus lot. The most visible building from Broadway is Hickman Hall, a Jacobethan Revival building which was constructed in 1922. A pair of dormitories built in 1918 and 1920, Wood and Columbia Halls, are located between Senior Hall and Hickman Hall, on the east and west sides of the south campus. Both of those are Georgian Revival buildings that received Jacobethan Revival style additions in the 1930s and 1940s. The fifth building, which is also the smallest, is the Georgian Revival President's House. The President's House was built on the south edge of the campus in 1926. None of the resources have seen significant alterations in the last 50 years, and the campus generally exhibits a very high level of integrity.



West Broadway NRHP District

The West Broadway Historic District covers approximately 21 acres of residential properties in the 300 through 900 blocks of West Broadway. The district is situated in an historically residential neighborhood just blocks from downtown. Building restrictions were attached to a large number of the properties in the district before the first houses were built there, resulting in even rows of houses and an overall unified streetscape. The streetscape is enhanced by mature trees and the high level of integrity of the district properties. All of the contributing primary buildings are houses, which vary in size and style, from large Victorian and Colonial Revival houses, to relatively modest bungalows. The oldest contributing house in the district was built ca. 1902. The newest home was built c. 1953; however, most were built before 1930. The John and Elizabeth Taylor House at 716 W. Broadway was previously listed in the Register in 2001. The one non-residential building in the district is a 1970s church that now houses a pre-school, which is non-contributing. The houses that line this part of West Broadway form a representative grouping of early 20th century residential architecture, and the area looks and functions much as it did during the period of significance.



National Register Landmark Properties

Detailed information about Columbia's National Register districts and landmark properties can be found by accessing Columbia's online [Historic Properties Viewer](#), including basic historical details and nomination forms. (como.gov/boards/historic-preservation-commission/)

#	RESOURCE	NOTES
1	"Pop" Collins Log Cabin	^
2	Maplewood (Nifong) House	
3	Sanborn Field Soil Erosion Plots	
4	Conley, Sanford F., House	
5	Sigma Alpha Epsilon Building	
6	Frederick Apartments	
7	Missouri State Teachers Association	
8	Missouri United Methodist Church	
9	Missouri Theater	
10	Gordon, David, House	!
11	Virginia Building	
12	Senior Hall	
13	Ballenger Building	**
14	Coca-Cola Bottling Company Building	**
15	Tiger Hotel	
16	Central Dairy Building	
17	Missouri, Kansas, and Texas Railroad Depot	
18	Taylor, John N. and Elizabeth, House	
19	Kress Building	
20	Second Baptist Church	*
21	Boone, John W., House	*
22	McClain Furniture Store	
23	First Christian Church	
24	Wabash Railroad Station and Freight House	
25	Columbia National Guard Armory	
26	St. Paul A.M.E. Church	*
27	Douglass, Fred, School	*
28	Second Christian Church	*
29	Elkins, Samuel H. and Isabel Smith, House	
30	Wright Brothers Mule Barn	
31	Hamilton–Brown Shoe Factory	
32	Pierce Pennant Motor Hotel	
33	Greenwood	

! - Destroyed by fire in 1999.

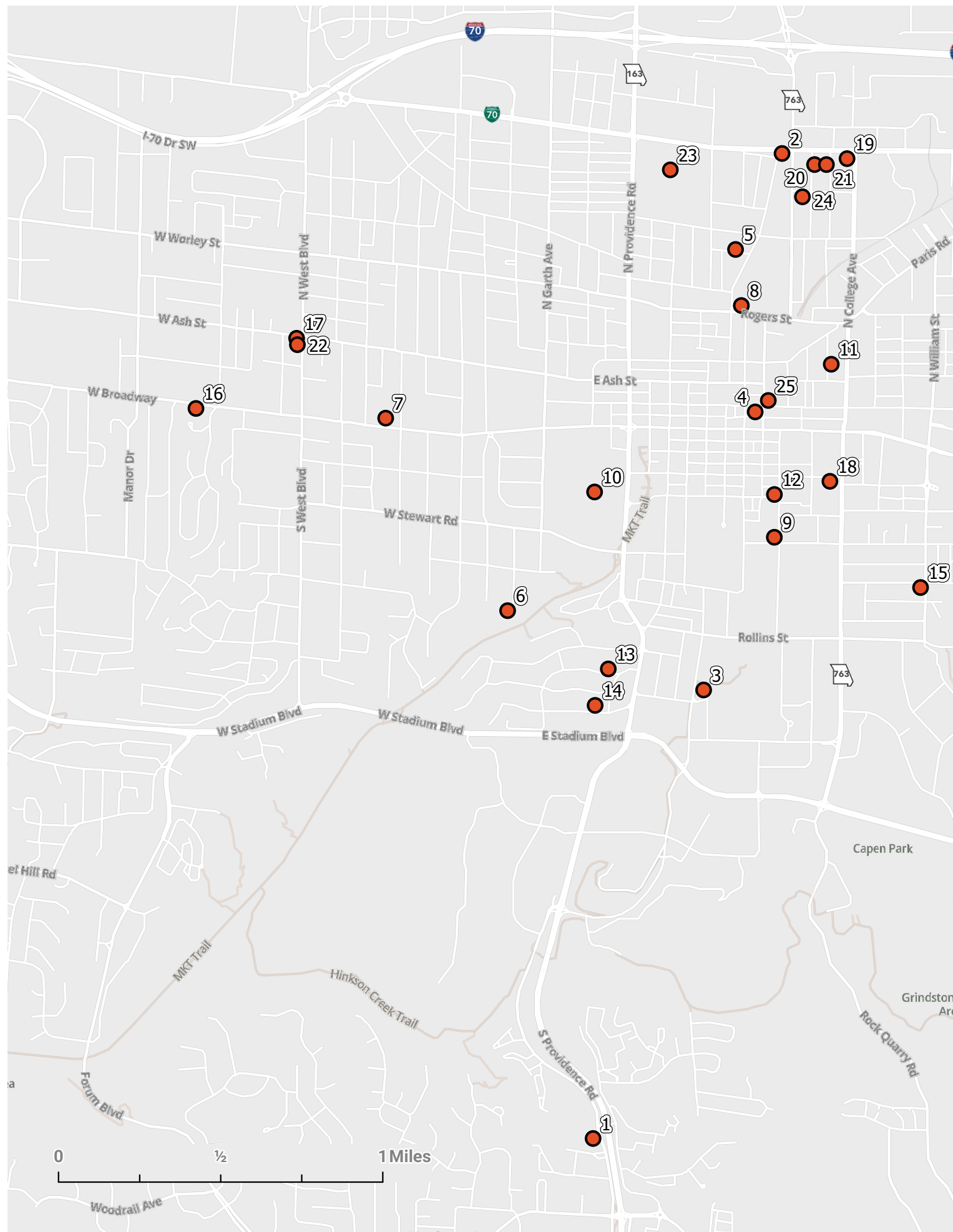
^ - Relocated to Boone History & Culture Center.

* - "Social Institutions of Columbia's Black Community."

** - Downtown Columbia multiple resource nomination.



HISTORIC DESIGNATIONS





Properties Eligible for the National Register

Whether uncovered during regular survey activities, Section 106 reviews for Federal projects, or through efforts by property owners, a number of central-Columbia properties have been determined to be eligible for the National Register.

These properties represent the low-hanging fruit for proactive preservation efforts. The HPC can contact property owners to provide information about the benefits of National Register listing, and to offer technical assistance with the application process. Listing more properties can lead to greater investments from property owners. Listing properties on the National Register often changes the way communities perceive their historic places and strengthens the credibility of efforts by private citizens and public officials to preserve these resources as living parts of our communities.

(NRHP Brochure, NPS)

#	TITLE	ADDRESS
1	William Jewell Cemetery	S. Providence Rd
2	Potter's Cities Service Station	922 E. Business Loop 70
3	Crowder Hall	918 Tiger Ave
4	Venetian Blind Service Building	916 E. Walnut
5	Weightman, Harvey & Eugenia, House	803 Alton Ave
6	Phillips, Perry & Ella, House	711 Thilly Ave
7	Heidman, EF, House	709 W. Broadway
8	Hughes Hall	504 N. Eighth St
9	Dumas Apartments	413 Hitt St
10	Stone Receiving Vault	30 E. Broadway
11	Harrell, George Jr., House	214 St. Joseph St
12	Beverly Apartments	211 Hitt St
13	Holtendorff, Margaret, House	211 Bingham Rd
14	Neate, Margaret & Sydney, House	201 E. Brandon Rd
15	Miller, Walter, House	1516 Wilson Ave
16	Camplin, Edward, House	1312 W. Broadway
17	McHarg, Arch & Blanche, House	121 West Blvd N.
18	Locust Street Expressive Arts Elementary	1208 Locus St
19	Frozen Gold Ice Cream Plant	1208 E. Business Loop 70
20	Knipp Construction Co.	1204 Pannell St
21	Engineering Surveys & Services	1203 Fay St
22	Unknown	117 West Blvd N.
23	David H. Hickman High School	1104 N. Providence
24	Eugene Field Elementary	1010 Range Line St
25	Walnut Building	1001 E. Walnut

National Register of Historic Places

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized under the National Historic Preservation Act of 1966, it is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources.

The National Register of Historic Places program reviews nominations submitted by States, tribes, and Federal agencies, and lists eligible properties in the National Register. The program offers guidance on evaluating, documenting, and listing different types of historic and archeological places through the National Register Bulletin series and other publications. The National Park Service and National Register can preserve these resources as living parts of our communities.

Nomination to the National Register plays an important role in preservation activities of federal agencies; state, tribal, and local governments; and private organizations. All National Historic Landmarks and all historic areas in the National Park System are included in the National Register of Historic Places.

Listing Your Property

The National Register nomination process usually starts with your State historic preservation office. Contact your SHPO or THPO or check their website for National Register information, research materials, and necessary forms to begin the nomination process.

If the property is on Federal or tribal land, then the process starts with the Federal preservation office or Tribal historic preservation office. Nominations can be submitted to your State

historic preservation office from property owners, historical societies, preservation organizations, governmental agencies, and other individuals or groups. The State historic preservation office notifies affected property owners and local governments and solicits public comment. If the owner (or a majority of owners for a district nomination) objects, the property cannot be listed but may be forwarded to the National Park Service for a Determination of Eligibility (DOE).

Owners of private property listed in the National Register have no obligation to open their properties to the public, to restore them, or even to maintain them. Owners can do anything they wish with their property provided that no Federal license, permit, or funding is involved. National Register listing does not lead to public acquisition or require public access. An individually owned property will not be listed if the owner objects. For historic districts, a district will not be listed if a majority of private property owners object. National Register listing does not automatically invoke local historic district zoning or local landmark designation.

Proposed nominations are reviewed by State historic preservation offices and the State's National Register Review Board. The length of the state process varies but generally will take a minimum of 90 days. Complete nominations, with certifying recommendations, are submitted by the State Historic Preservation Office, Federal Preservation Office, or Tribal Historic Preservation Office to the National Park Service in Washington, DC for final review and listing by the Keeper of the National Register of Historic Places. The National Park Service makes a listing decision within 45 days.

How Properties are Evaluated

To be considered eligible, a property must meet the National Register Criteria for Evaluation. This involves examining the property's significance, age, and integrity.

Significance: Is the property associated with events, activities, or developments that were important in the past? With the lives of people who were important in the past? With significant architectural history, landscape history, or engineering achievements? Does it have the potential to yield information about our past through archeological investigation?

Age and Integrity: Is the property old enough to be considered historic (generally at least 50 years old) and does it still look much the way it did in the past?

Criteria for Evaluation

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 persons significant 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.

National Register Grant Programs

The State, Tribal, Local, Plans & Grants Division provides preservation assistance through a number of programs that support the preservation of America's historic places and diverse history. We administer grant programs to State, Territorial, Tribal, and local governments, educational institutions, and non-profits in addition to providing preservation planning, technical assistance, and policy guidance. Our work supports historic properties and place-based identity, key components to the social and economic vitality of our communities.

The National Historic Preservation Act of 1966, the foundation for our programs, declares that:

- the spirit and direction of the Nation are founded upon and reflected in its historic heritage;
- the preservation of this irreplaceable heritage is in the public interest so that its vital legacy of cultural, educational, aesthetic, inspirational, economic, and energy benefits will be maintained and enriched for future generations of Americans.

The Historic Preservation Fund (HPF), founded in 1977, is the funding source of the preservation awards to the States, Tribes, local governments, and non-profits. Funding is provided by Outer Continental Shelf oil and gas lease revenues, not tax dollars. The HPF uses revenues of a non-renewable resource to benefit the preservation of other irreplaceable resources.

National Register Tax Incentives

Federal Tax Incentives for Rehabilitation

Since 1976, the Federal Internal Revenue Code has contained a variety of incentives to encourage capital investment in historic buildings and to spur revitalization of historic properties. These incentives encourage the preservation of historic commercial, industrial, and rental residential buildings listed in the National Register by allowing favorable tax treatments for rehabilitation.

More information can be obtained by contacting the Federal Historic Preservation Tax Act Program or by contacting your State Historic Preservation Office.

Easement Donations

The Federal Internal Revenue Code also provides for Federal income, estate, and gift tax deductions for charitable contributions of partial interests in real property (easements on land and buildings).

Federal Historic Preservation Grants

Owners of National Register listed properties may be able to obtain Federal historic preservation funding, when funds are available. Information about Federal historic preservation grant assistance is available by contacting your State Historic Preservation Office.

Missouri Historic Property Tax Abatement

The Missouri Historic Preservation Tax Credit Program provides a 25% tax credit for rehabilitation of certified historic structures in St. Louis and Kansas City, and a 35% tax credit if the property is located outside of St. Louis and Kansas City and does not receive or intend to receive STATE low-income housing tax credits. (It is OK to have a 35% MO HTC project with FEDERAL 4% or 9% MHDC-awarded LIHTCs.) The state credit is available to both commercial properties and owner-occupied homes.

Projects that qualify for both the federal and state programs may apply for both, bringing the total tax credits to 45% in St. Louis and Kansas City, or 55% outside those two cities.