

CFDA #15-904

CLG _____

FY 2018 HISTORIC PRESERVATION FUND GRANTS

Survey/National Register Projects Pre-Application

I. PROJECT SUMMARY

Property/Project Name: North Central Columbia Historic Survey: (PHASE II)

Project Cost:

Federal: \$ 12,000 Non-Federal: \$ 8,000 Total Cost: \$ 20,000

Proposed Work Summary:

Hire a qualified consultant to conduct an architectural survey of the neighborhood bounded by Providence Road on the west, Wilkes Boulevard on the south, College Avenue on the east, and Business Loop 70 on the north. North of Columbia's historic downtown, this area includes the North Central Columbia neighborhood association, a portion of the Shoe Factory historical area and neighborhood association, the Douglass Park neighborhood association, and the warehouse district reborn as the North Village Arts District.

This will be a historical and architectural survey of approximately 140 residential properties in addition to approximately 50 commercial properties, one church, two shelters, Eugene Field Elementary School and David H. Hickman High School. This survey will supplement Phase I of the North-Central Columbia Survey as well as the Downtown Columbia Historic Survey (and National Register District).

Part I. APPLICANT DATA

1. **Project Sponsor/Applicant:** ___City of Columbia Historic Preservation Commission___
Receiving Official: ___Mike Matthes, City Manager___
Address: ___PO Box 6015___
City: ___Columbia___ State: ___MO___ Zip: ___65205___

2. **Contact Person/
Project Manager:** ___Rusty Palmer___
Title: ___Planner___ Phone: ___573-874-7394___
Address: ___PO Box 6015___
City: ___Columbia___ State: ___MO___ Zip: ___65205___

3. **Please provide the following information:**

U.S.Representative: ___Vicky Hartzler___ District: ___4___
State Senator: ___Kurt Schaefer___ District: ___19___
State Representative: ___Kip Kendrick___ District: ___45___

Part II. PRODUCT PROPOSAL

1. **Property/Project Name:** _____ North Central Columbia Historic Survey Phase II _____
2. **Project Type:** (check one)
 Survey (Architectural) **National Register Nomination (Architectural)**
 Survey (Archaeological) **National Register Nomination (Archaeological)**
3. **Description of project:** (Please see **Pages 3 and 4** of the Grant Pre-Application Instructions for a detailed description of **required information**.) If proposed project is a survey, include the number of buildings, sites and acreage in the survey area; if project is a National Register nomination, list addresses and provide a brief description of the property. Be sure to include maps, photographs and any other supplementary information with your application.

Description of Project:

One of the Certified Local Government (CLG) Evaluation Report recommendations to emerge following program review in December of 2014 was the City of Columbia Historic Preservation Commission (HPC) should evaluate historic survey needs and consider Historic Preservation Fund (HPF) grant funds to undertake this survey work:

“The SHPO has a copy of surveys and of all National Register nominations associated with historic properties in Columbia. The city should consider reviewing the historic inventory they have on file to determine if the information contained within it needs to be updated. Additional survey work to evaluate properties outside of the already listed districts could be a valuable planning tool for the local preservation program. The city can apply for a CLG grant to cover 60 percent of the cost of conducting survey work.”

This proposal will allow the City to survey the northern portion of the area north of the downtown known as North Central Columbia. The entire North Central Columbia area (bordered at the north by Business Loop 70, the original U.S. Route 40), at 350 acres, is too large to survey at one time due to financial limitations. The proposed boundary for this survey (Wilkes Boulevard on the south, College Avenue on the east, Business Loop 70 on the north and Providence Road on the west) is 115 acres and includes approximately 175 structures over 50 years of age, with the bulk being residential properties built between 1920 and 1930. The chosen area was prioritized highly for the reasons listed in the narrative below.

Note: The HPC initially anticipated surveying the northernmost (lying just south of Business Loop 70) portion of North Central as a final phase. However, due to the formation of the Business Loop 70 Community Improvement District, and other development pressures along the Business Loop corridor, the HPC now places a higher priority on the portion of the North Central neighborhood north of Wilkes Boulevard. Other future survey plans include surveying the remaining un-surveyed portions of the downtown, East Campus, and Old Southwest neighborhoods, and the completely un-surveyed Benton-Stephens neighborhood adjacent to the Stephens College Campus.

Overall, the North Central Columbia area was chosen over other historic areas because of the high degree of demolition seen in recent years. This is a function of proximity to the downtown as commercial creep and residential density demands have followed high levels of population growth, coupled with affordable land prices and relatively permissive zoning in the area. Many single-family dwellings are located on parcels zoned for two or multi-family. North Central Columbia was also chosen because the area has not been surveyed, and there is great resident support for understanding, protecting and promoting the neighborhood's history. A historical survey has been a goal of the North Central Columbia Neighborhood Association (NCCNA) since its founding in 1993. Despite the lack of historical survey work, eight properties in North Central Columbia (one property within the proposed survey boundary) are presently listed on the National Register, indicating both a support for preservation and a rich history within the neighborhood. These properties are Frederick Douglass High School, Samuel and Isabel Elkins House, St. Paul A.M.E. Church, Second Christian Church, Hamilton Brown Shoe Factory and the Wright Brothers Mule Barn (see attached map presented in A-3).

North-Central Properties Potentially Eligible for National Register Listing:

Jefferson Middle School, at 713 Rogers Street, was built as Columbia's "new high school" in 1911. It was converted to Jefferson Junior High School in 1927 when David H. Hickman High School opened, and became a middle school in 2013. The other school in the proposed survey area, Frederick Douglass High School, is already individually listed.

Of particular historical significance are properties on the Columbia College (formally Christian Female College) campus, including the locally recognized (as "Most Notable") St. Clair Hall, Missouri Hall, Williams Hall, and Launer Auditorium buildings, and Dorsey Hall. In 1851 Christian Female College received a charter from the Missouri Legislature. By 1856 the college enrolled 150 students, including 85 boarders. President Luella St. Clair, "a steam engine in petticoats," served three terms as president and was one of country's first female college presidents. In the 1890s she led the construction of four new buildings — St. Clair Hall, Dorsey Hall, Launer Auditorium and Missouri Hall — all of which are still in use today.

Other properties in the area may be eligible for National Register listing but are unknown at this time.

Types of Resources Present in the Proposed Survey Area:

The proposed survey area is an urban neighborhood and contains a mix of early twentieth century buildings, most of which are residential (see attached photos). There are some educational, commercial and service oriented structures as well. With a few notable exceptions, the houses of the neighborhood tend to be relatively small and set close together; most are also close to the street. Physical condition and levels of integrity vary from highly intact or restored to long-term rental properties in need of rehabilitation.

The most dominant architectural styles in the area are Craftsman, Dutch Colonial, Italianate, Minimal Traditional, and Colonial Revival. Craftsman style houses in the area are almost exclusively bungalows. Jefferson Middle School and Launer Auditorium, St. Clair Hall, and Missouri Hall on the Columbia College Campus are Collegiate Gothic. The oldest building on Columbia College's campus, Williams Hall, is said to be the oldest women's college building west of the Mississippi River in continuous use for educational purposes and is vernacular in style.

Project Benefits:

This survey will be used by North Central residents, the HPC and the City of Columbia, in conjunction with the Phase I and potential Phase III surveys, to make informed planning decisions, prioritize preservation goals and objectives, develop and implement land use policies, and educate the public and increase the understanding of and appreciation for the built environment as a tangible reminder of the community's history.

North Central Columbia is undergoing transition and redevelopment pressures. Understanding the historic context of the neighborhood may help to guide how and where change occurs in the neighborhood, and to respect and reflect the historic resources that are the backbone of the community. In addition, the timing for this survey is advantageous as the City of Columbia is working to overhaul its development codes (zoning and subdivision) and develop neighborhood plans for central city neighborhoods. In addition to promoting preservation through awareness and information, this survey will be used to evaluate land use and development policies for this area.

This survey will also assist in the identification of resources worthy of designation in the local Most Notable Property inventory, and/or the National Register of Historic Places. Ultimately, the goal is that this survey will allow for additional National Register listings and additional opportunities for state and federal tax benefits.

Proposed Methodology:

The City of Columbia will be responsible for the identification and architectural survey of approximately 175 properties in North Central Columbia neighborhood. This will be accomplished by hiring a 36 CFR 61-qualified preservation consultant. An approved Historic Property Inventory form will be completed for each property within the boundaries of the survey area. Each form will be accompanied by at least one 5"x7"

archival quality digital prints, identified with the survey number, property name and property address. Properties that consist of more than one resource will also be documented with a site plan and at least one photograph of each resource in addition to the main resource. Areas of proposed districts will be shown on one or more additional additional maps. All maps will be black and white.

Prior to the submission of inventory forms, a research design will be submitted and approved by the grantor. The research design will specifically describe the geographic area to be surveyed and the justification for its selection; the historic context(s) within which the survey properties may be evaluated; research questions related to the context or issues relevant to the preservation of the resources; previous research on the resources and the contexts; the types of sources that will be used to establish context and evaluate the resources; and the method by which the survey will be conducted.

On completion of the inventory forms, a final survey report will be prepared which will describe the scope and scale for the survey and provide a historic context for evaluation of the resources. The survey report will also include a description and analysis of property types within the survey area, requirement for registration of properties, a complete discussion methodology and rationale for evaluation, and recommendations for registration at both the local and national level and as individual landmarks and as districts. Evaluation and methodology will be consistent with the guidelines established in National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning; National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation; and the Historic Preservation Program's "Minimum Guidelines for Professional Surveys of Historic Properties."

The HPC will also conduct a minimum of two public meetings in the neighborhood to inform owners of properties within the survey area and the interested public about the goals and scope of the survey. Meetings will be held immediately before and soon after the conclusion of the survey, when survey results and recommendations will be presented. Meetings should be primarily informative in nature, but will also be used to solicit information and feedback from knowledgeable members of the public.

4. Has the property been previously surveyed, determined eligible, or submitted as an eligibility assessment? If so, please provide a copy.

The area has not been surveyed, determined eligible, or submitted as an eligibility assessment.

5. Discuss community support for the project and describe how the project furthers local and state preservation goals. (If necessary, request a copy of the current Statewide Historic Preservation Plan from the SHPO or find it at <http://www.dnr.mo.gov/shpo/docs/2011-17MoPresHorizons.pdf>.)

The community and government commitment to historic preservation in Columbia is very strong. Columbia's Historic Preservation Commission has taken an active policy, education and outreach role on the vast and diverse benefits of historic preservation on the local economy, community development, placemaking and sustainability.

The City of Columbia HPC, City Council and management, as referenced by strong support for previous HPF grant applications and projects in past years, recognizes the importance of preservation in promoting and protecting the City's cultural heritage, and as a tool for place-making, economic development, sustainability, and livability. In fact, all three of the City's Visioning statements and accompanying goals and objectives for Community Character encourage historic preservation, most notably Goal 2.2: "Historic areas will be identified, valued, and preserved through education, enforcement, and incentives." The City's first HPF grant was awarded in 2005, and since then the City Council has dedicated \$45,080 in matching funds for seven preservation outreach projects totaling \$112,700. In addition, the Council has provided the Historic Preservation Commission with a modest but sufficient annual budget since its inception seventeen years ago to fund activities such as the annual Most Notable Property Gala (to recognize and inventory historic resources) and professional development opportunities (such as sending commissioners to the statewide preservation conference).

At the local level, the HPC's strategic plan mission statement to "Cultivate a Preservation Ethic" will be promoted by this project by promoting the local historic resources in this neighborhood and National Register listings. The HPC hopes the project will encourage positive press and attention to the role of historic preservation within the community, and will be a boost to the North Central Neighborhood. Survey data will make it easier to plan for preservation, and provide individual property owners with information and encouragement to support home ownership and historically-sensitive restorations.

At the state level, three statewide preservation goals will be addressed from Preservation Horizons: 2011-2017 Missouri's Comprehensive Statewide Historic Preservation Plan:

Goal 1: Increase understanding, appreciation and support for the value of historic preservation.

Goal 3: Accelerate the identification, evaluation and protection of Missouri's historic, cultural and archaeological resources.

Goal 5: Integrate historic preservation strategies into policy, planning and routine procedures at all levels of Missouri government: local, regional and state.

This survey will identify historic properties and potential districts within the area and provide a basis for the eventual nomination of these resources. Identification of the area's historic resources and eventual establishment of additional historic districts will help to demonstrate the value of existing building stock in the community and to promote the rehabilitation of these properties as a sustainable alternative to suburban sprawl. Additionally, because the City of Columbia is a Certified Local Government, this survey project will help to increase awareness of the city's participation in the CLG program. The HPC's use of press releases and project promotion techniques and the anticipated public information meetings for the project will highlight the benefits of preservation to the local community, and may also encourage other communities to enter the Certified Local Government program. Finally, the information in the survey will be used to guide neighborhood planning efforts for land use and community development within the area.

2. Source of Local Share:		
a. Donor: City of Columbia Source: Historic Preservation Commission Annual Budget Circle one: In-Kind or Cash	AMOUNT:	\$6,000
b. Donor: City of Columbia Source: Staff time for Project Management Circle one: In-Kind or Cash	AMOUNT:	\$2,000
c. Donor: Source: Circle one: In-Kind or Cash	AMOUNT:	\$
d. Donor: Source: Circle one: In-Kind or Cash	AMOUNT:	\$
e. Donor: Source: Circle one: In-Kind or Cash	AMOUNT:	\$
f. Donor: Source: Circle one: In-Kind or Cash	AMOUNT:	\$
3. Local Share Grand Total:		\$8,000

PART IV. APPLICANT CERTIFICATIONS

The Applicant, The City of Columbia, Missouri, through the signature of the designated official authority or individual representing them, assures and certifies that they will comply with the regulations, policies, guidelines and requirements of the National Register Programs Guideline (NPS-49), including Office of Management and Budget Circulars A-21, A-87, A-102 & A-122, Executive Order 12372, and other appropriate state regulations as they apply to the application for grant assistance.

Also, the Applicant, The City of Columbia, Missouri, gives assurance and certifies with respect to the application that:

1. They possess legal authority to apply for the grant; that a resolution, motion, or similar action has been duly adopted or passed as an official act of application; or a method has been established to direct an authorized agent of the applicant who is empowered to act as official designee with regard to the application.
2. They will comply with special requirements imposed by the granting agency if, at a subsequent time, they receive any grant monies.
3. They will comply with minimum wage and maximum hour provisions of the Federal Fair Labor Standards Act.
4. They will have sufficient funds available to meet the non-federal share of the cost of project work as outlined in the grant application, and at the time of granting, all non-federal shares will be verifiable.
5. They will comply with Title VI of the Civil Rights Act of 1964 (42 USC, 2001d) prohibiting employment discrimination where: (1) the primary purpose is to provide employment, or (2) discriminatory employment practices will result in unequal treatment of persons who are, or should be, benefiting from the grant-supported activity.
6. They will, if subsequently awarded a grant, cause work on the project to commence within a reasonable amount of time after receipt of notification; and assure that the project will be carried to completion through a series of timely milestones.
7. They will comply with Title VI of the Civil Rights Act of 1964 (P.L. 88-3352) and, in accordance with Title VI of that Act, shall assure that no person in the United States shall be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination on the grounds of race, color, or national origin under any program or activity for which the applicant receives federal financial assistance.
8. They will carry out the project, as described in the grant application, in conformance with Secretary of the Interior's "Standards for Rehabilitation.
9. They will employ personnel who meet the requirements set forth in 36 CFR 61 for National Register and survey activities.
10. They will, if awarded a grant, submit to the granting agency copies of indirect cost agreements and curriculum vitae for all professional employees or contractors.
11. They will not commence project work prior to official notification of grant award unless written pre-approval has been given by the granting agency.
12. And, they assure and certify that, to the best of their knowledge, all data represented in the grant application is true and correct.

Signature of Applicant Verifying Authority:

Date August 31, 2017