



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 3, 2019

Re: North-Central Columbia Neighborhood Historic Preservation Fund (HPF) Grant – Phase III

Executive Summary

Approval of the attached resolution would indicate Council support of pursuing a 60:40 matching (federal: local) grant application to complete the historic survey of the North-Central Columbia Neighborhood. Two prior grants have been awarded for the north and south portions of the neighborhood and this grant would survey properties and structures within the central portion of the neighborhood. A resolution of Council support is a requirement of the final grant application that is to be submitted prior to September 30. Additionally, staff seeks Council approval to authorize the City Manager to submit a FY 2020 Historic Preservation Fund (HPF) grant application in the amount of \$25,000 to the Missouri Department of Natural Resources to fund the historical survey.

Discussion

The proposed grant would allow the City to hire a qualified consultant to conduct an architectural survey of the neighborhood bounded by Wilkes Boulevard to the north, Rogers Street to the south, College Avenue to the east, and Providence Road to the west. The proposed boundary includes roughly 112.5 acres and approximately 150 residential properties, 35 commercial properties, one church, the main campus of Columbia College, and Jefferson Junior High School.

The majority of these properties within the study area meet the age requirement (50 years) for designation as historic properties. The proposed survey will supplement Phases I and II of the North-Central Columbia Survey, which included the area just north of downtown and the area just south of Business Loop. The middle portion of the North-Central neighborhood is the only remaining portion to be surveyed and as such, was selected by the Historic Preservation Commission for study in FY 2020.

Within the proposed survey boundary, there are pockets of highly intact residential properties, traditionally home to African-American and working class communities, warehouse areas, educational facilities, and traditional commercial structures. Another aspect of note for the North-Central neighborhood, as a whole, is the role and relationship of the former Southern Railway/Norfolk Southern railroad line (now COLT Railroad) to the development of the area. This relationship is a significant piece of the story of growth and development of Columbia's industrial and business community. The railway lies on the east end of the Phase III area; however, its influence likely played a role in shaping all of North-Central Columbia.



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The North-Central Columbia Neighborhood Association has sought a historical survey of the neighborhood since their inception in 1993. The neighborhood association has indicated support for the project in the past. Due to the cost-prohibitive nature of surveying the entire North-Central neighborhood, the area has been divided into three parts. The southern portion of the neighborhood, consisting of 220 properties, was surveyed in FY 2016 for a total project cost of \$20,000. The northern portion was surveyed in FY 2018, again for \$20,000. The third and final phase contains roughly 50 more individual properties, as well as a number of potentially historic institutional structures on the Columbia College Campus. This increased density and anticipated historical value is the primary reason for the increased budget request for this phase of the survey. The total project cost is anticipated to be \$25,000 for Phase III.

The Historic Preservation Commission discussed this application at their August 6, 2019 meeting and offered their unanimous support to both the application and the choice to survey the remaining portion of the neighborhood. A pre-application (attached) was submitted to the State Historic Preservation Office (SHPO) for preliminary comments on August 16th. Previous North-Central pre-applications were very similar in content and garnered only minor technical corrections in the comments from SHPO. Comments are expected on or before September 16th, and the final application is due September 30th. A resolution of support by City Council is required as an attachment to the final grant application.

The Historical Preservation Commission has delivered 3 previous architectural surveys using the HPF match funds grant program (Garth's Addition, East Downtown/Locust, and North-Central Phase I). North-Central Phase II is nearing completion, and is anticipated to close successfully before the end of FY 2019.

Fiscal Impact

Short-Term Impact: The net fiscal impact of an award would be \$15,000 in federal funds.

Long-Term Impact: No long-term costs are anticipated.

Vision & Strategic Plan Impact

[Vision Impacts:](#)

Primary Impact: Community Character, Secondary Impact: Arts & Culture, Tertiary Impact: Economic Development

[Strategic Plan Impacts:](#)

Primary Impact: Not Applicable, Secondary Impact: Secondary, Tertiary Impact: Tertiary



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Legislative History

Date	Action
9/17/2018	Ord. 023656: Approved grant agreement with the Missouri Department of Natural Resources for Phase II of the North-Central Columbia Historic Survey; appropriated funds.
8/1/2016	Ord. 022885: Approved grant agreement with the Missouri Department of Natural Resources for Phase I of the North-Central Columbia Historic Survey; appropriated funds.

Suggested Council Action

Approve the resolution supporting the conduct of an architectural survey of the central portion of the North-Central Columbia Neighborhood and authorize the City Manager to submit the final grant application for Historic Preservation Fund (HPF), in the amount of \$25,000 prior to September 30, 2019 deadline.