

# Historic Preservation Plan City of Columbia, Missouri

2025



**DRAFT DOCUMENT FOR DISCUSSION  
ONLY  
APRIL 2025**

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*This material was produced with assistance from the Historic Preservation Fund, administered by the National Park Service, Department of the Interior, of the U.S. Government and Missouri Department of Natural Resources, State Historic Preservation Office. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the author(s) and do not necessarily reflect the views of the Department of the Interior of the Department of Natural Resources, State Historic Preservation Office, nor does the mention of trade names or commercial products constitute endorsement or recommendation.*

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## CHAPTER 1: INTRODUCTION

The physical appearance of any community may be perceived by many as the direct reflection of the attitudes and values of its citizens. Well-maintained neighborhoods and business districts suggest a higher degree of community pride than do neighborhoods and downtowns which appear less cared-for. Beyond that, a community's appreciation of itself is often mirrored in its attitude toward the preservation of its historic buildings.

The National Alliance of Preservation Commissions states

Historic preservation planning is a proactive way to provide for the protection of a community's historic resources and character. A community that includes a preservation component as part of long-range planning recognizes the importance of local heritage and the built environment.

Among other things, a preservation plan identifies and articulates community preservation goals, lets current and future property owners know how the community intends to grow, helps eliminate confusion about the purpose of the local preservation ordinance, educates the public about the community's history and heritage, creates an agenda for future preservation work and creates a way to measure preservation's progress. Preservation plans also encourage economic development and strengthen political understanding of historic preservation policies.

How is a preservation plan adopted? It is a collaborative effort between historic preservation commission members, commission staff, other municipal departments, elected officials, and community advocates. Consultants are typically hired to draft the plan, which is reviewed at public input forums. Funding, implementation and scope are all challenging facets of adopting a preservation plan, but there are numerous examples of success stories around the country.<sup>1</sup>

Much of Columbia's architectural character and physical attraction are owed to the variety of historic architecture found within the community. Beginning in the early years of the nineteenth century, the built environment of the City of Columbia represents many of the styles popular during this span of many decades. If the character of Columbia's downtown and historic residential neighborhood is to be maintained, it is important for property owners, tenants, and community leaders to be aware that historic preservation does not occur without the conscious efforts of the citizens and community leaders. This *Historic Preservation Plan* has been developed to serve as a roadmap to guide the decision-making and planning processes to ensure that the historic character of the community is maintained and enhanced for generations to come.

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<sup>1</sup> "Preservation Plans," National Alliance of Preservation Commissions. ([www.napcommissions.org/preservation-plans](http://www.napcommissions.org/preservation-plans)).

In its simplest terms, historic preservation seeks to retain and enhance those individual properties, sites, neighborhoods, and districts in Columbia that embody the community's historical, architectural, and cultural values and continue in productive use, while accounting for sympathetic change as needed to achieve those ends. The ongoing use and stewardship of historic places contribute to Columbia's overall economic vitality and sense of place. Viewed as a necessary process of community planning, historic preservation in the twenty-first century seeks to encourage dialogue among community residents and stakeholders regarding those buildings, places, sites, traditions, and cultural assets that are worth retaining and enhancing for the benefit of future generations. The conservation of traditional historic assets leads to a more complete understanding and appreciation the myriad and diverse facets of Columbia's history, the people and events that shaped it, and the cultural environment that is Columbia today.

## CHAPTER 2: HISTORY OF COMUMBIA<sup>2</sup>

The area encompassing the present-day city of Columbia once lay within the Mississippian culture that included Native American tribes that populated much of the midwestern, eastern, and southeastern section of North America. This civilization dated from c. 800 C. E. to 1540 C. E. and its populace was popularly known as the Mount Builders because of the characteristically mam-



This map illustrates the extent of the various Mississippian cultures [from “Mississippian Culture; History, Characteristics, and Regions.” [www. commons.wikimedia.org/wiki/File:Mississippian\\_cultures\\_HRoe\\_2010.jpg](http://www.commonswiki.org/wiki/File:Mississippian_cultures_HRoe_2010.jpg), accessed November 12, 2023]

moth burial mounds for which they are known. The French explorer and fur trader René-Robert Cavelier, Sieur de La Salle (1643-1687) claimed all of what would become Missouri for France. By the time non-indigenous explorers arrived in the early 1820s, the area was home to the Osage and Missouri tribes of Native Americans. In 1803 the Lewis and Clark Expedition passed nearby on the Missouri River, a short distance to the southwest.

The Boone's Lick Road or Boonslick Trail was an early nineteenth-century overland route that was initially blazed by the sons of Kentuckian Daniel Boone and led through what would become from eastern and central Missouri. The influx of new settlers had led to the 1818 founding of Howard County that was bi-

sected by the trail that passed through the site of present-day Columbia. The city's founding dates to 1821, when more Kentucky pioneers arrived, bringing about the October 1820 erection of Boone County that was named for pioneer Daniel Boone who had died the month before. The community's early growth can be attributed to its location of this route that ultimately led to the West.

Recognizing the population growth in the area, in 1818 the Smithton Land Company was organized and bore the name of Thomas Smith, the Registrar of the U. S. Land Office at Franklin. The company acquired nearly 3,000 acres of wilderness at the first land sale in the new Missouri Territory and established the town of Smithton, generally at the location of present-day Walnut Street and Garth Avenue. The territorial legislature appointed commissioners John Gray, Jefferson Fulcher, Absalom Hicks, Lawrence Bass, and David Jackson to choose the site for a seat of the new county. In the Spring of 1821, a new town was laid out on the site of Smithton and was

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<sup>2</sup> This brief glimpse into the history of the community is by no means exhaustive. Rather, it merely sets forth some of the major events that have contributed to making Columbia what it is today. Unless otherwise noted this historical information is drawn from John C. Crighton's 1987 **A History of Columbia and Boone County**, published by the Boone County Historical Society.



christened “Columbia,” a historical personification of the United States that derived from Christopher Columbus, and Boone’s Lick Road was rerouted down present-day Broadway.

The new state of Missouri was born the same year as the new town of Columbia, and became the 24<sup>th</sup> state to be admitted to the Union in 1821. Coincidentally, the foundations for the city’s three major economic drivers, education, medicine, and insurance, had their beginnings shortly after the city’s incorporation. Stephens College had opened in 1833 as the Columbia Female Academy. The first Columbia College was founded in 1839 when the state legislature voted to establish a state university. The city of Columbia raised three times as much money as any other community and subscribed the land that is today the Francis Quadrangle. Other educational institutions followed, among them the Christian Female College, that was established in 1851 as a two-year women’s college and in 1970 changed its name to the present-day Columbia College when it became a four-year co-educational institution.

The first Census recorded the new community with a population of 130. The growth of the new community can be attributed to its role as a stagecoach stop along both the Santa Fe and Oregon trails. In 1822 the first hospital was set up by William Jewell, and in 1830 the first newspaper was established, followed in 1832 by the opening of the first theater in the state; in 1835 Missouri’s first agricultural fair was held here. By 1839 the County’s population of 13,000 was exceeded in Missouri only by that of St. Louis County. Columbia went on to be a stop on the Missouri-Kansas-Texas Railway, that was established in 1865 and later became part of the Union Pacific line.

In 1840 the population tripled to 600, followed in 1840 to 750, 651 in 1850 and at the outbreak of the Civil War more than doubled to 1,414.

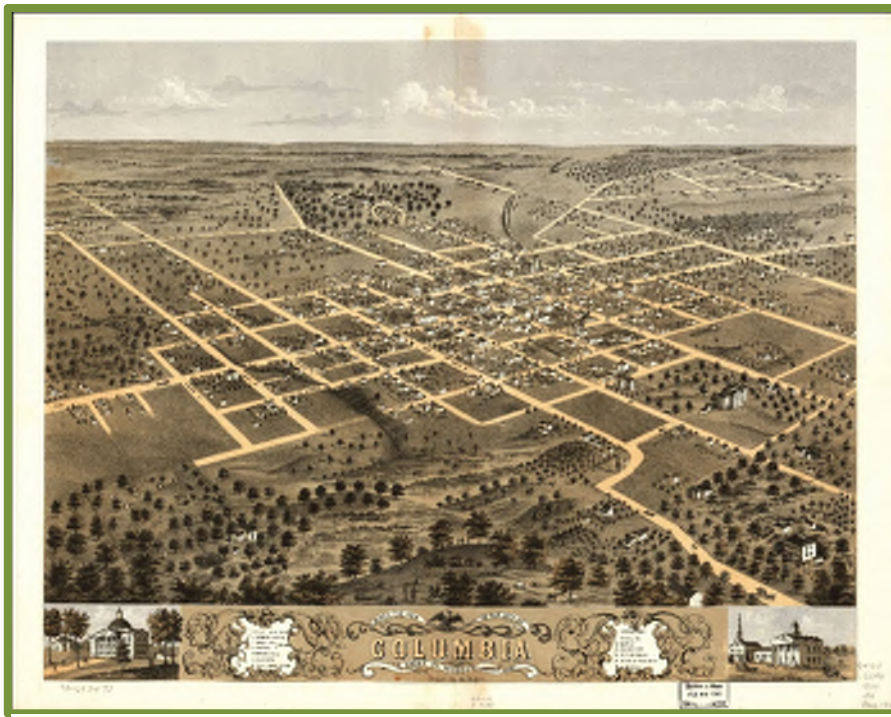
Although Civil War battles occurred at nearby Boonville and Centralia in 1861 and 1864, respectively, Columbia was only minimally affected by the War. The town was pro-Union and Union troops were stationed here, although the balance of Boone County and the rest of central Missouri was clearly pro-Confederate. With post-War Reconstruction, Columbia’s population grew steadily and its municipal boundaries expanded considerably.

Slavery did remain in Columbia into the 1840s, indicated by a May 1848 advertisement posted by John Parker in the *Colombia Missouri Statesman* seeking the return of his runaway slave and offering a reward of \$100 by John Parker, representing nearly \$4,000 today. Crighton records,

“. . . within the decade of the 1860s, a number of Negroes in Boone County had become owners of businesses; a few had acquired professional status. Some had found employment in skilled trades, more in unskilled occupations.”<sup>3</sup>

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<sup>3</sup> Creighton, *Op. Cit.*



This is a late-nineteenth-century lithographic panorama of Columbia.

Sadly, Reconstruction in Columbia also brought with it animosity toward the community's African-American citizens and several lynchings occurred here. Among the most notable was that of James T. Scott, a custodian at the University of Missouri who was accused, but never tried or convicted, of raping a White woman. Throughout much of its early history Columbia's African-American citizens were denied the right to share

neighborhoods with Whites, shop in the same stores, attend the same churches, and be educated in the same schools. That fact notwithstanding, Columbia's African-Americans accounted for a vibrant, diverse community.

The following Census statistics were recorded in William Wilson Elwang's 1903 Master's thesis from the University of Missouri, that was published as **The Negroes of Columbia, Missouri**,<sup>4</sup> indicating that throughout much of the nineteenth century African-Americans made up roughly one-third of the total population of the community.

Year	Whites	Increase in percentage	Negroes [ <i>sic</i> ]	Increase	Percent
1860	873	---	541	---	38.26
1870	1,438	64.69	798	47.50	35.68
1880	2,031	40.54	1,295	62.28	38.93
1890	2,406	19.05	1,593	23.01	39.83
1900	3,735	55.23	1,916	23.10	33.90

While these Census data recorded by Elwang cannot be disputed, his other conclusions are open to serious criticism, since he states that his observations are based upon "the childish race in competition with the manly"<sup>5</sup> and that his thesis was subtitled "A Concrete Study of the Race Problem." In his defense, however, his study concludes with the following observation: "We have taken hold of this entire negro problem at the wrong end. It is time to admit the problem and begin aright."<sup>6</sup>

<sup>4</sup> William Wilson Elwang, **The Negroes of Columbia, Missouri**, (1903; rpt. London: Forgotten Books, n. d), p. 9.

<sup>5</sup> *Ibid.*, p. 5.

<sup>6</sup> *Ibid.*, p. 69.



Columbia's, African-American community leaders founded churches and built schools over a long span of history. The first African-American Baptist Church was built in 1869 and was followed by the Second Baptist (1894), the St. Paul A. M. E (1892), and the Second Christian (1927), Churches. The Frederick Douglass School was built in 1917; all four properties are listed in the National Register.

As in many communities, Columbia's African-American population was drastically impacted by Urban Renewal of the 1950s and afterwards. Fortunately, however, the African-American story in Columbia has been admirably documented in the community's African-American Heritage Trail that leads throughout the City and is identified by 29 markers interpreting the heritage of Columbia's African-American citizenry. The Trail identifies culturally significant houses, commercial properties, schools, churches and a cemetery associated with this important segment of the population.



The 1917 Frederick Douglass School replaced an 1885 similarly-named school for African-Americans. It was designed by St. Louis architect William B. Ittner, who designed more than 430 school buildings. This building was renovated in 2017.

The community's location along U. S. Route 40 assured that Columbia would be a transportation hub, since that highway began in 1811 as the National Road in Cumberland, Maryland, stretched to Vandalia Illinois. A nationwide grid of numbered highways was established in 1926 and the National Road became a federal highway that was designated Route 40. The 1956 birth of the Dwight D. Eisenhower National System of Interstate and Defense Highways, popularly known as the Interstate Highway System, brought with it the construction of Interstate 70 that largely replaced Route 40 and passes through the northern reaches of the city,

With the advent of the twentieth century, the City grew both in population and prominence. The 1900 population stood at 5,651, swelling to 9,662 in 1910, 10,382 in 1920, 14,987 in 1930, 18,388 in 1940, 31,374 in 1950, 36,650 in 1960, 58,512 in 1970, 62,061 in 1980, and 69,101 in 1990. The 2020 population was 126,254

Recent years have brought major development throughout the community. Fiery controversy preceded the 1940s establishment of a Council-Manager form of government. Notable growth has occurred toward the Missouri River. As might be expected, the architecture of Columbia changed with the times. Two- and three-story Italianate commercial buildings of the nineteenth century gave way to substantial Colonial Revival- and Neo-Classical Revival-style buildings in the early years of the twentieth. Academic buildings, including housing, are found in close proximity to the community's major educational institutions. As the century progressed, mid-rise commercial and residential architecture has appeared throughout the downtown.

The domestic architecture of Columbia evolved as well, from Greek Revival, Italianate, and Second Empire-style homes to Bungalows, American Foursquares, Cape Cods, and Neo-Colonial

Revivals. As the decades passed during the twentieth century neighborhoods of Minimal Traditional-style homes and Ranchers reflected the changing in architectural preferences in the community. With the passage of time, these neighborhoods that developed and grew in the 1950s, '60s, and early '70s have now attained fifty years of age and are eligible for review for potential National Register designation.

The community developed as a leading educational center, being the home of the University of Missouri educational system and both Stephens and Columbia Colleges, all in close proximity to each other in the heart of town. The Columbia Municipal Airport was established as a grass strip in 1928 at the western edge of town along Route 40, on land leased from the Allton Brothers. Ultimately undergoing major expansions, the present-day Columbia Regional Airport opened in 1968 about 12 miles southeast of the city and provides both general aviation services and commercial flights via American and United Airlines. Shelter Insurance began in 1946 in Columbia as MFA Mutual Insurance Company, a subsidiary of the Missouri Farmers Association. In addition, Columbia has become a major regional health care center. The Boone, University of Missouri, and Veterans Administration medical facilities are located within the city, serving the community with more than 800 beds.

## CHAPTER 3: HISTORIC PRESERVATION IN COLUMBIA, CoMo PRESERVATION, AND THE COLUMBIA HISTORIC PRESERVATION COMMISSION

For many years, historic preservation initiatives in Columbia were largely undertaken by individuals interested in preserving their own landmark properties. The first local property listed in the National Register of Historic Places was the Sanborn Field & Soil Erosion Plots on the University of Missouri campus, listed in 1966, shortly after the Register was established; it had been designated a National Historic Landmark in 1964. Through the decades, properties have been nominated by owners as well as by academics, preservation consultants, and developers wishing to avail themselves of the various tax incentives that encourage historic preservation. A 1980 thematic National Register nomination, “Social Institutions of Columbia’s Black Community,” encompassed a variety of properties associated with the community’s rich African-American heritage. A 2003 Multiple Property Documentation Form, “Historic Resources of Downtown Columbia, Missouri,” provided a cover document for the nomination of commercial buildings dating from the 1860s into the 1950s. Efforts to identify and document historic resources,<sup>7</sup> generically referred to as “survey” initiatives, began in the 1970s but it was not until 1999 that the first local legislation was passed that encouraged such activity. In 2022, CoMo Preservation was established as a non-profit corporation whose stated mission is to preserve the community’s historic architecture. As has been the case in other communities, this private-sector preservation organization was established in the wake of the demolition of two major historic properties, in this case, landmark buildings on the University of Missouri campus. CoMo Preservation remains active and its comments were incorporated into the development of this Plan.

This Plan was developed following a public kick-off meeting held in conjunction with a regular Historic Preservation Commission meeting. The purpose of the meeting was especially advertised via a news release provided to local media. Citizens attended the meeting, along with Commission members, City staff, and the Consultant engaged to prepare the Plan. CoMo Preservation was provided drafts of the Plan throughout the process, and the organization’s comments, along with those received at the kick-off meeting were integrated into the final product.

As seen below and in the Ordinance that follows in Appendix I on page 62, the City established a Historic Preservation Commission over a period of several years to oversee and coordinate municipal preservation activities throughout the community. The City’s website sets forth the role of the Commission as follows:

This commission investigates and recommends to the Council the adoption of ordinances designating protection areas as having special cultural, historical, archeological, community or architectural value as “notable property”, “landmarks” or “historic districts”; keeps a register of all properties and structures which have been designated as “notable property”, “landmark” or “historic districts”; and informs and educates the citizens of Columbia concerning the historical, archeological and architectural heritage of the City.

<sup>7</sup> The term, “historic resource” is a general term that refers to various types of historic properties and may include individual buildings, districts, sites, structures, or objects.

This seven-member commission must include a member with background and expertise in historic preservation and a member with background and expertise as a real estate investor. The other five members should represent disciplines such as architecture, design, law, real estate appraisal, and construction/general contracting, as well as a layperson active in historic preservation. All members must have demonstrated an interest in historic preservation. The length of terms is three years, with openings occurring in September.

The Historic Preservation Commission developed a 216-page Manual of Operation in 2004 that was revised in 2016 and remains in effect at the time of the 2025 development of this Historic Preservation Plan. The manual is available on-line at [www.como.gov/wp-content/uploads/2020/10/20160401\\_HPC-Manual-Final\\_CMD.pdf](http://www.como.gov/wp-content/uploads/2020/10/20160401_HPC-Manual-Final_CMD.pdf). The Table of Contents is reproduced as Appendix II on page 72.

In 2012, the Historic Preservation Commission engaged the St. Louis firm of Development Strategies to research and prepare an analysis of the economic impact of historic preservation in Columbia.<sup>8</sup> The study examined three facets of historic preservation: rehabilitation construction, heritage tourism, and downtown revitalization.

Summarizing, the report noted the following economic impacts:

#### **PROPERTY VALUE GROWTH AND AFFORDABILITY**

- **Higher Property Values:** Homes within Columbia's local historic districts consistently outperform the rest of the Columbia's market in terms of appreciation over time.
- **Affordable Housing:** Older neighborhoods, often with historic buildings, provide housing at lower costs, particularly for renters.
- **Rent Burden:** While rent in Columbia is generally high, rents in older neighborhoods are more affordable, with a high percentage of rental units accessible to households with incomes below 80% median income.

#### **HERITAGE TOURISM**

- **Attracting Tourists:** Historic preservation attracts heritage tourists who are drawn to the unique sites, architectural character, and stories of the past.
- **Economic Boost:** Heritage tourists spend more, are more likely to stay overnight, and spend more days in Columbia compared to non-heritage tourists.
- **Spending Impact:** Spending from heritage tourists is dispersed among local hotels, restaurants, shops, and other small businesses.

The study concluded, "Columbia's efforts to preserve historically significant buildings and districts has [*sic*] shown great impacts on the economy of the City and region." The document drew the same conclusions as have myriad other similar studies, both those focused upon specific locales and upon the nation as a whole. Examples of such documents are listed in the Bibliography.

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<sup>8</sup>Development Strategies. *Economic Impact of Historic Preservation in Columbia, Missouri*. Columbia: 2012.



The Historic Preservation Commission has prepared the following pages of Frequently-Asked Questions concerning preservation in Columbia, the Commission, and the process in general:



## **Columbia Historic Preservation Commission**

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### **Historic Landmark Designation FAQs**

*Frequently asked questions about designating an individual property as a landmark.*

#### **What is a landmark designation?**

A designation is an action that recognizes and regulates, offering limited protection of resources (property, structure, location, artifact) that have significant historic, cultural, or architectural value as part of the heritage of Columbia, Boone County, or the State of Missouri.

#### **What qualifies as a landmark?**

A resource must have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation. Landmarks are historically or culturally significant, sites of historic events, identified with significant individuals or architects, architecturally unique, or are otherwise historically important. (For a complete list of criteria, see Section 29.2.3(c)(5) of the City's Unified Code.)

#### **What are some examples of landmarks?**

Columbia has 6 individual resources designated as landmarks, including the David Guitar House, the Miller Building, the Taylor House Inn, and the Wright Brothers Mule Barn. All of Columbia's landmarks are dual-designated as both landmarks and historic districts. The Crane and Fischer Buildings at 910 & 912 E. Walnut comprises one district, but are each individually designated as local landmarks.

#### **What is the process for landmark designation?**

A petition for landmark designation can only be filed by the owner of the property. This petition outlines the rationale for landmark status and details any proposed regulations to be placed on historic or architectural features of the resource. It is reviewed by staff then forwarded to the Historic Preservation Commission who prepares a report for the Planning and Zoning Commission. After a public hearing, the approved petition is sent to the City Council for final approval.

#### **What effect does the designation have?**

Designation brings attention to a property as a historically significant addition to the city, and regulates alterations to the resource, which can include interior features of landmark properties.

#### **May designated landmarks be altered?**

Any construction, alteration, removal, or whole or partial demolition affecting any historical or architectural feature outlined by the establishing ordinance is restricted. Before any of these actions can occur, the owner must submit a Certificate of Appropriateness (COA) application to the City for review. The purpose of the COA procedure is to ensure historically appropriate alterations, consistent with the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings.

#### **May the Historic Preservation Commission (HPC) prohibit demolition of a landmark?**

A COA application must be submitted and approved for any demolition, whether in whole or in part. However, economic hardship on the part of the property owner can be considered as well. Denial of a COA can be appealed if the applicant can provide evidence of an economic hardship.

#### **How do I start the landmark designation process?**

Begin by contacting the Community Development Department at (573) 874-7239 or [planning@CoMo.gov](mailto:planning@CoMo.gov). Staff can explain the program in depth and help you start this process.





## Columbia Historic Preservation Commission

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### Historic District Designation FAQs

*Frequently asked questions about designating a group of properties as a historic district.*

#### **What is an historic district?**

A historic district is one or more properties having a significant historic, cultural, or architectural value as part of the heritage of Columbia, Boone County, or the State of Missouri. Districts are represented on the City Zoning Map as Historic Preservation Overlay Districts (HP-O).

#### **What qualifies as a historic district?**

Properties within the district must have sufficient integrity of location, design, materials, and workmanship to make them worthy of preservation. Districts are historically or culturally significant, sites of historic events, identified with significant individuals or architects, architecturally unique, or are otherwise historically important. (For a complete list of criteria, see Section 29-3.3(c)(6) of the City's Unified Development Code.)

#### **What are some examples of historic districts?**

The David Guitar House, the Miller Building, the Taylor House Inn, and the Wright Brothers Mule Barn are all dual-designated as historic districts and landmarks. The Crane and Fischer Buildings at 910 & 912 E. Walnut comprises one district, but are each individually designated as local landmarks.

#### **What is the process for historic district designation?**

A petition for historic district designation must be made by at least 60% of the owners of the properties within the proposed district boundaries. Properties in the district must be contiguous and form a distinct area. The petition should identify all historic and architectural features that contribute to the historic character of the district that are recommended for regulation. The petition is reviewed by staff then forwarded to the Historic Preservation Commission who prepares a

report for the Planning and Zoning Commission. After a public hearing, the approved petition is sent to the City Council for final approval.

#### **What effect does the designation have?**

Designation brings attention to an area as a historically significant addition to the city. Designation identifies unique features of the district and regulates alterations and removal of those significant features to maintain the character of the district. Resources that have been significantly altered or recently constructed are considered to be 'non-contributing,' but are not regulated by the district.

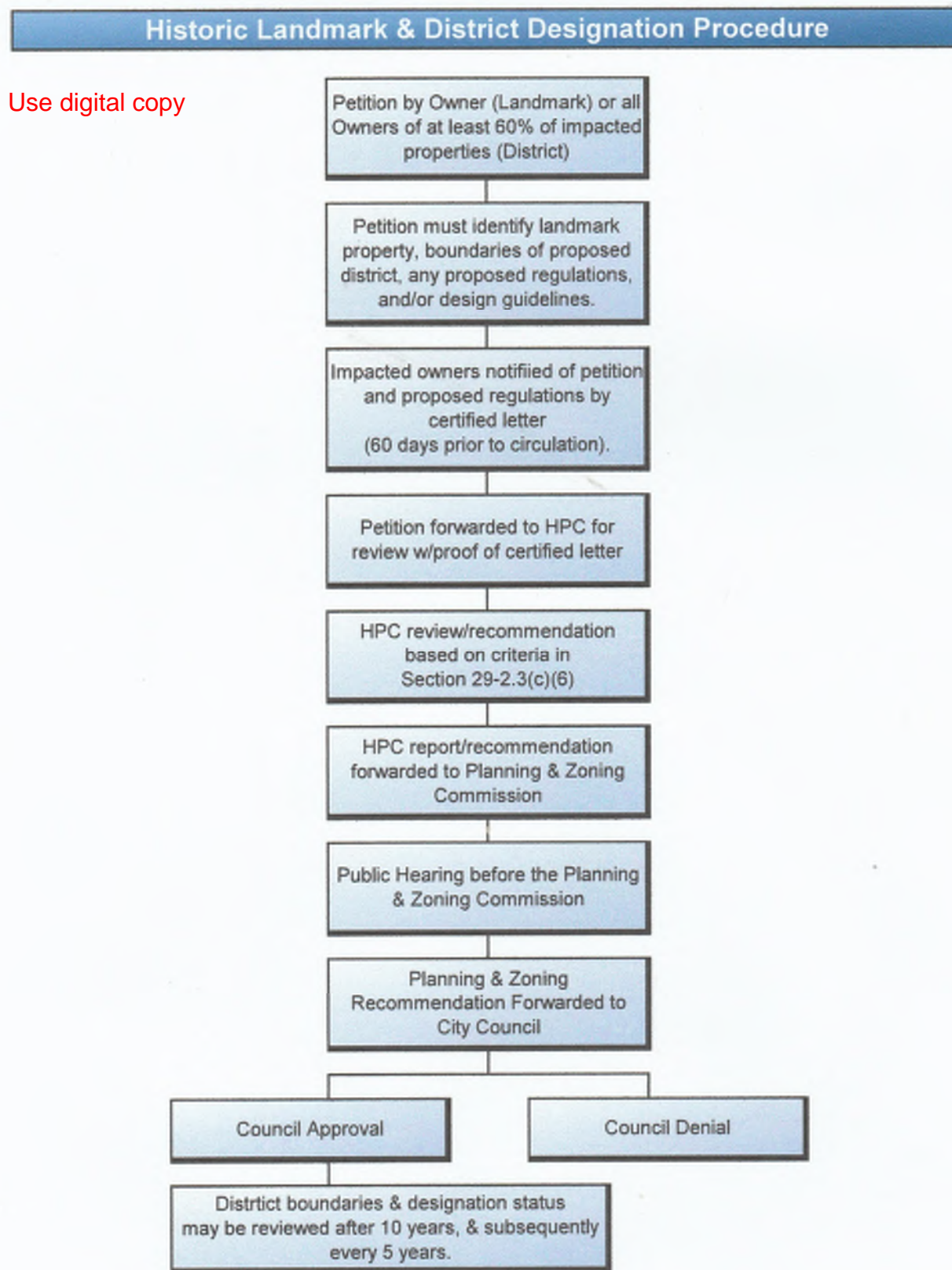
#### **May structures within historic districts be altered?**

Any construction, alteration, removal, or demolition, whether in whole or in part, affecting the historical or architectural features outlined in the petition is restricted. Alteration of the interior of a structure is allowed, except when regulations have been placed on interior features of a landmark structure. Before any of these actions can occur, however, the owner must submit a Certificate of Appropriateness (COA) application to the City. The purpose of the COA procedure is to ensure historically appropriate alterations, consistent with the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings.

#### **How do I begin the district designation process?**

Begin by contacting the Community Development department at (573) 874-7239 or at [Planning@CoMo.Gov](mailto:Planning@CoMo.Gov). They can explain the program in depth and help you start this process.

The following flow charts illustrate the processes of local designation, of securing a Certificate of Appropriateness, and appeal, as applicable.

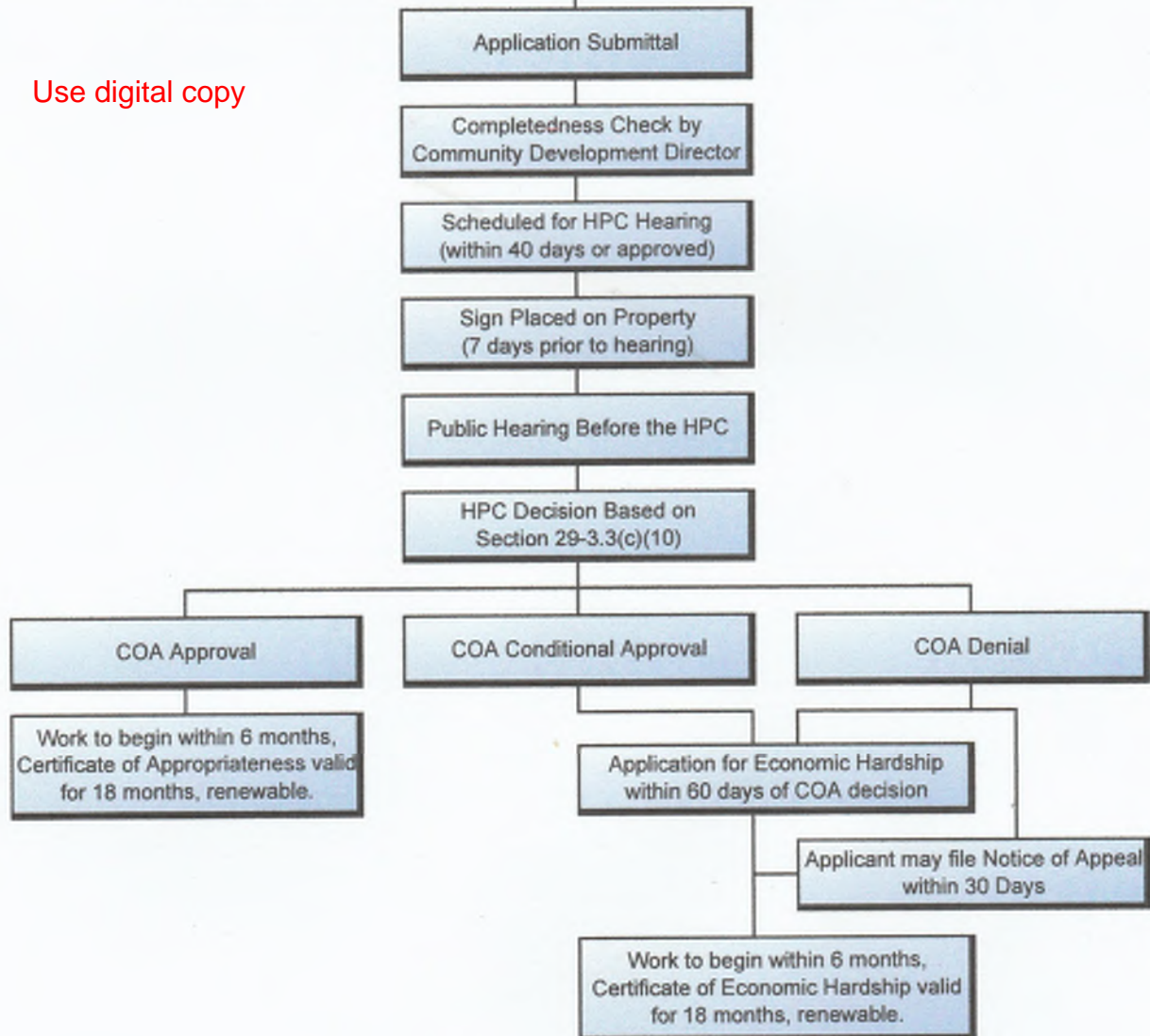




## Certificate of Appropriateness & Economic Hardship Procedure

Certificate of Appropriateness required for any interior alteration of a landmark structure, and/or with any action affecting historic or architectural features identified in the establishing ordinance for the District.

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## CHAPTER 4: HISTORIC PRESERVATION LEGISLATION IN COLUMBIA

1996

Formal discussion on legislating for historic preservation in Columbia began in 1999 with a City Resolution authorizing the exploration of the establishment of a preservation commission. Ordinance 15651 was passed in 1998 and was amended in 2003, 2007, and 2008. The legislation was codified in the City's Code of Ordinances as Sec. 29-2.3(c)1-15) that deals with historic preservation, local landmarking, permitting historic overlay districts, establishing a Historic Preservation Commission and setting forth its duties and responsibilities. This Section is reproduced in Appendix I, beginning on page 62.

**Analysis:** Summarizing, Columbia's preservation legislation calls for the identification of historic properties through historic resource survey initiatives and National Register nomination, allows the Commission to recommend legislation to protect individual properties and districts, to recognize notable properties through plaquing, to advocate for the preservation of historic resources, to review applications for rehabilitation and demolition of historic properties, and to develop design guidelines to encourage sensitive and appropriate rehabilitation techniques. The preservation ordinance does not bestow upon the Commission any injunctive power.

It is acknowledged that the institutionalizing of required guidelines to protect historic properties or districts would be a sensitive issue, such guidelines have been codified across Missouri and elsewhere and it is recommended that the Commission begun to lay the groundwork for such codification.

Typo?

this section should add a "see section XXX for detailed recommendations" or something similar. If not, why bother with this statement?

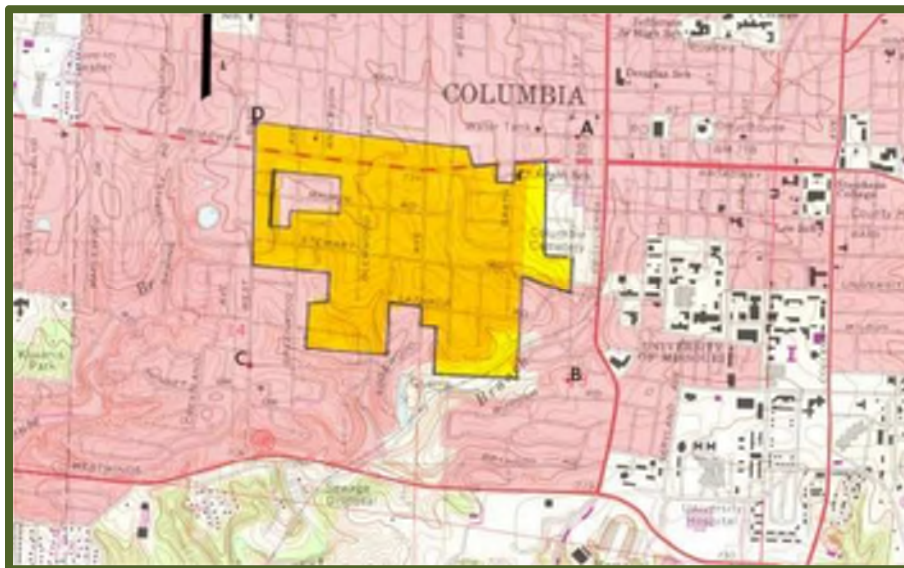
## CHAPTER 5: CERTIFIED LOCAL GOVERNMENT INITIATIVES IN COLUMBIA

As noted above, public-sector historic preservation activities in Columbia have taken place since 1978 and have undertaken a variety of initiatives, funded by Certified Local Government (CLG) grants from the SHPO. These include survey projects to research and document a wide variety of the City's historic properties including individual buildings and historic districts. Other CLG-funded projects have provided a conference sponsorship, the preparation of walking tours and an interactive map, etc. The following list was provided by the City and lists these varied projects chronologically:

- 2006 - Garth's Addition Survey
- 2008 - Locust Street Survey (SE Downtown)
- 2009 - Walking Tours
- 2010 - Interactive Historic Properties Map
- 2011 - Economic Impact of HP Study
- 2013 - Missouri Preservation Conference Host
- 2014 - Bob Yapp Window Restoration Workshop
- 2015 - Maplewood Structural Improvements
- 2017 - North-Central Survey Phase I
- 2019 - North-Central Survey Phase II
- 2021 - North-Central Survey Phase III
- 2024 - Preservation Plan
- 2025 - Benton-Stephens Survey Phase I
- 2026 - Benton-Stephens Survey Phase II (phases planned through 2028+)

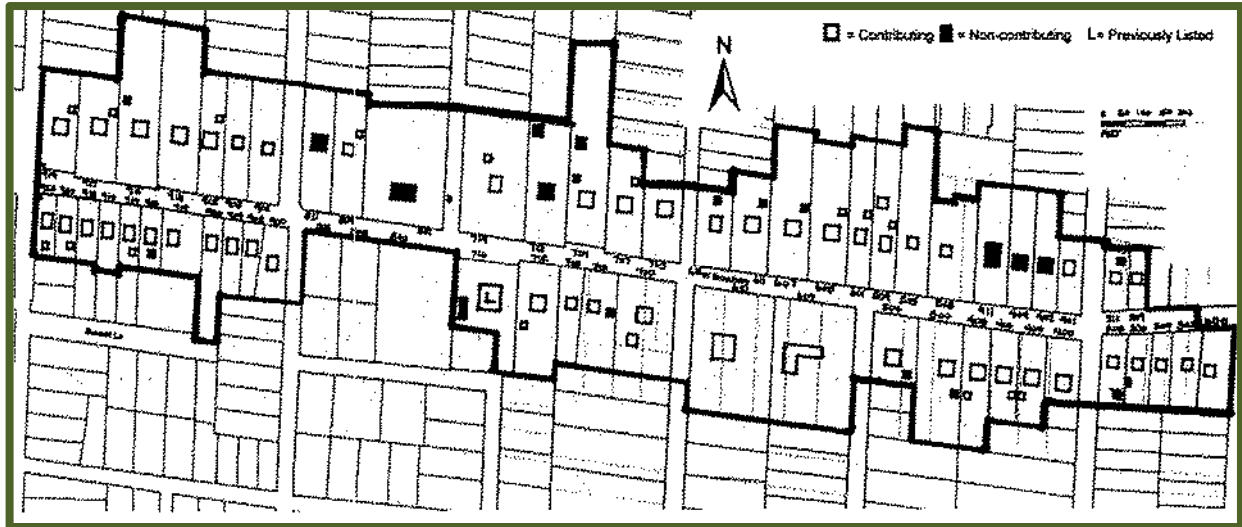
The areas surveyed, dates, and reproducible maps include the following:

### West Broadway Historic District (1978)





## West Broadway Residential Historic District (1979)

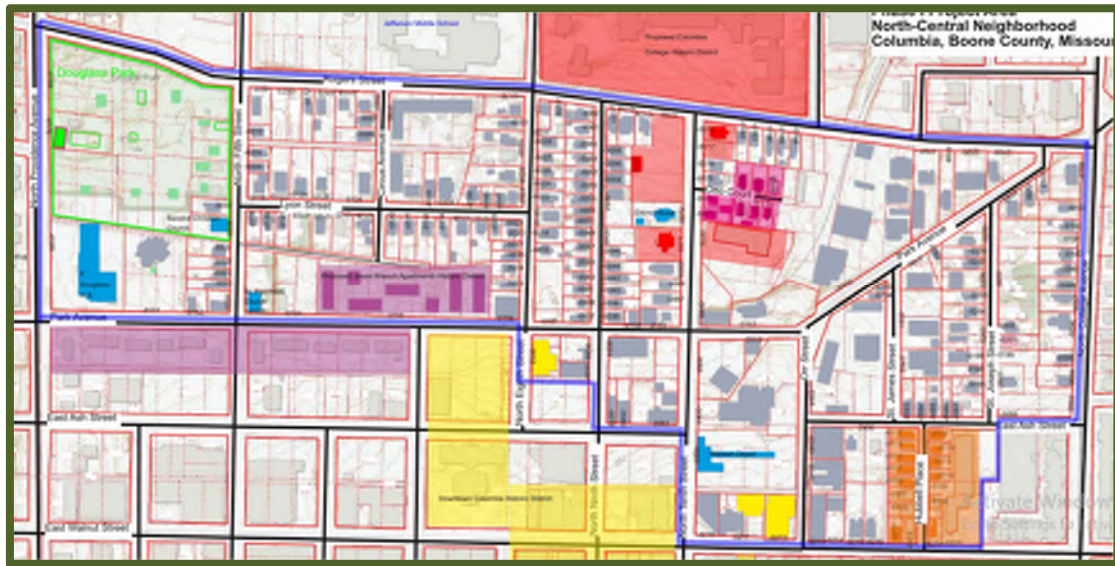


## East Campus Neighborhood, Phase 1 (1994)



This is a detailed cadastral map of a village, likely from the 19th century. The map shows a dense grid of small land parcels, each labeled with a number or letter. A large, irregular area in the center of the map is outlined in red. To the right of the map, there is a scale bar labeled "0 scale 48 ft".

## North Central Neighborhood Survey Phase 1 (2017)



## North Central Neighborhood Phase 2 (2019)







A survey of a portion of the Benton-Stephens neighborhood was underway at the time this document was being prepared.

## CHAPTER 6: THE NATIONAL REGISTER IN COLUMBIA

The National Register of Historic Places was born with the National Historic Preservation Act of 1966, a key element in President Lyndon Johnson's "Great Society." In the Act, Congress declared that the preservation of historic properties "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 National Register created a fluid list of properties that are important to American culture in its broadest sense, because of their historical, architectural, or archaeological importance.

Properties on the National Register may be individual buildings, districts, sites, structures, and objects.<sup>9</sup> They may be significant because of their association with cultural events, activities, or patterns, because of their association with individuals of transcendent importance, because of their distinctive characteristics of design, construction, or form, or because of their potential to provide important cultural information. Properties may be significant on a national, state-wide, or local level; by far, the largest number of National Register properties are significant on a *local* level.

In order to be listed in the National Register, a property must retain integrity in its composite qualities of location, design, setting, materials, workmanship, feeling, and association. Unimpaired integrity in all of these qualities is not required, but a property must retain significant qualities of its historic past in order to be eligible for listing.

Generally, a property must be 50 years of age older to qualify for listing, although some properties whose significance dates from the more recent past may be eligible. Thus, a new collection of historic properties reaches the required 50-years-of-age threshold every year.

Some properties are eligible only if they meet certain Criteria Considerations. These are properties fewer than 50 years of age; churches; cemeteries; a building that has been moved from its original location; an individual's birthplace; a reconstructed building; and properties primarily commemorative in nature.

The State Historic Preservation Office (typically abbreviated "SHPO") is housed within the Department of Natural Resources in Jefferson City. National Register nominations are reviewed by the SHPO National Register staff and then by the Missouri Advisory Council on Historic Preservation. Ultimate listing is by the National Park Service. It typically takes up to a year, start to finish, for a property to be listed.

In addition to individual and district nominations, as noted above, Multiple Property Documentation Forms and Thematic Nominations prepared for Columbia include "Historic Resources of Downtown Columbia" and "Social Institutions of Columbia's Black Community."

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<sup>9</sup> The definition of buildings and districts is reasonably obvious. Sites refer to somewhere that some historical event occurred. Structures embody functional constructions made usually for purposes other than creating human shelter, while objects are primarily artistic in nature or are relatively small in scale and simply constructed.



Properties in Columbia have been added to the Register since 1966 and include individual buildings, residential, industrial, and commercial alike, historic districts, a cemetery, and one archaeological site. As of the 2025 preparation of this plan, the following Columbia properties are listed:

<b>Name of Property</b>	<b>Address</b>	<b>Date of Listing</b>
Sanborn Field & Soil Erosion Plots	University of Missouri	October 15, 1966 (NHL 1964)
Gordon Tract Archaeological Site	Address Restricted	March 16, 1972
Francis Quadrangle Historic District	Various streets	December 18, 1973
Sanford F. Conley House	602 Sanford Pl.	December 18, 1973
Senior Hall	Stevens College Campus	August 2, 1977
Greenwood	3005 Mexico Gravel Rd.	January 15, 1979
Missouri, Kansas and Texas Railroad Depot	402 E. Broadway	January 29 1979
Maplewood	Nifong Blvd. & Ponderosa Dr.	April 13, 1979
Missouri Theater	201–2 15 S. 9th St.	June 6, 1979
Wabash R. R. Station and Freight House	126 N. 10th St.	October 11, 1979
Tiger Hotel	23 S. 8th St.	February 29, 1980
Missouri State Teachers Association Building	407 S. 6th St.	September 4, 1980
Missouri United Methodist Church	204 S. 9th St.	September 4, 1980
St. Paul AME Church	5 <sup>th</sup> and Park Sts.	September 4, 1980
Frederick Douglass High School	310 North Providence Rd.	September 4 1980
John W. Boone House	Fourth St.	September 4, 1980
Second Christian Church	401 N. 5th St.	September 4, 1980
Second Baptist Church	407 E. Broadway	September 4, 1980
Pierce Pennant Motor Hotel	1406 Old US 40 W.	September 2, 1982
Columbia National Guard Armory	701 East Ash St.	March 25, 1993
David Gordon House and Collins Log Cabin	2100 E. Broadway	August 29, 1983
First Christian Church	101 N. 10th St.	October 29, 1991
National Guard Armory	701 E. Ash St.	March 25, 1993
David Guitar House	2815 Oakland Gravel Rd.	September 9, 1993
East Campus Neighborhood Historic District	Various streets	February 16 1996
Samuel H. and Isabel Smith Elkins House	315 N. 10th St.	September 12, 1996
William B. Hunt House	8939 W. Terrapin Hills Rd.	January 9, 1997
John and Elizabeth Taylor House	716 W. Broadway	May 25, 2001
Virginia Building	111 S. 9th St.	March 13, 2002
Hamilton Brown Shoe Factory	1123 Wilkes Blvd.	July 19, 2002
Eighth and Broadway Historic District	800–810 East Broadway Blvd.	April 22, 2003
North 9th St. Historic District	5–36 N. 9th St.	January 21, 2004
Ballinger Building	27–29 S. 9th St.	January 21, 2004
Central Dairy Building	1104–1106 E. Broadway	January 20, 2005
Kress Building	1025 E. Broadway	March 9, 2005
McLean Furniture Store	916 East Walnut St.	August 17, 2005
Stevens College South Campus H. D.	1200 E. Broadway	November 25, 2005
Coca Cola Bottling Building	10 Hiitt St.	February 14, 2006
Downtown Columbia Historic District	Various streets	November 8, 2006
Columbia Cemetery	20 E. Broadway	February 1, 2007
Wright Brothers Mule Barn	1101-1107 Hixson Ave. & 501–507 Faye St.	November 1, 2007
W. Broadway Historic District	300–922 W. Broadway	April 27, 2010
Frederick Apartments	1001 University Ave.	April 16, 2013
Sigma Alpha Epsilon Building	24 East Stewart St.	October 20, 2014

Over the years, the SHPO has issued Determinations of Eligibility for the National Register for various properties in Columbia. These appear as Appendix IV, and can provide suggestions for future nominations of individual buildings and districts. Some of these DOEs date from many years ago, and should be confirmed with the SHPO, since their integrity may have changed with

time or new information may have emerged to assist with the process.

Beginning in the late 1970s, a series of *income tax credits* were established to encourage the rehabilitation of National Register properties. Federal income tax credits are available for rehabilitation projects that involve income producing properties, and state tax credits are also available for income-producing commercial properties and for owner-occupied homes. Both incentives are significant and can make the difference between feasible projects and those that are not financially feasible. There are application procedures that must be followed for both incentives and information can be received from the SHPO at <https://mostateparks.com/>.

*Section 106* of the National Historic Preservation Act of 1966 provides review of any federal undertaking that may effect properties listed in or eligible for the National Register. In order to comply with the provisions of Section 106, projects receiving federal funds or licenses must

- gather information to ascertain what properties within a given project area or associated with a given project are listed in or eligible for listing in the Register,
- determine how such historic properties might be affected, and
- evaluate measures to minimize adverse effects on historic properties and reach an agreement with the SHPO, and in some case the federal-level Advisory Council on Historic Preservation on what measures to be taken to minimize such adverse effects.

*Preservation easements* Preservation easements are conservation easements that protect properties that have historic, architectural, or archaeological significance. The SHPO should be consulted for in-depth information of easements and their role in preservation.

## CHAPTER 7: DESIGN GUIDELINES

Columbia's architectural character and physical attraction are owed to the wide variety of historic architecture found within the community. Dating from the early decades of the nineteenth century, the built environment of the City of Columbia represents many of the styles popular during this span of more than two centuries. If the character of Columbia's downtown and historic neighborhoods is to be maintained, it is important for property owners, tenants, and community leaders to be aware that methods for dealing with older buildings often differ from treatments for newer buildings, and that choosing the wrong treatment can cause serious, irreversible damage to historic properties. Section B of the duties of the Historic Preservation Commission calls for the development of design guidelines that conform to the *Secretary of the Interior's Standards for Rehabilitation* that appear below. The following pages offer both general and specific recommendations to assist with good decision-making regarding the buildings within this highly distinctive community.

Design guidelines such as these can help to avoid hasty or mis-informed alteration of historic architecture by offering preferred options for dealing with significant architectural features and by specifying precise treatments for solving common maintenance-related issues. Most importantly, however, is the fact that owners and tenants of historic Columbia should be familiar with these *Design Guidelines* if they intend to make physical changes to the exterior of their properties.

### ***The Secretary of the Interior's Standards for Rehabilitation***    Use Columbia photos

Four separate sets of standards for treating historic architecture have been developed by the U. S. Department of the Interior. They include standards for rehabilitation, reconstruction, restoration, and preservation; the standards for rehabilitation most closely fit the mission of the City of Columbia's historic preservation initiatives.

The *Secretary of the Interior's Standards for Rehabilitation* (U. S. Department of Interior Regulations, 36 CFR 67) were first developed in the late 1970s and pertain to historic buildings of all materials, construction types, sizes, and occupancy. The Standards encompass both the exterior and the interior of historic properties, related landscape features, and the building's site and environment as well as attached, adjacent, or related new construction. The *Standards* should be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## EXTERIOR SURFACES

### *Masonry Wall and Foundation Surfaces*

Exposed masonry surfaces should remain exposed. Historic masonry surfaces should not be covered with artificial materials (Exterior Insulation Finishing Systems [EIFS] such as dryvit, vinyl, or aluminum siding, T-111, etc.).

Previously unpainted masonry surfaces should not be painted since paint will obscure distinctive features such as joint profiles and bonding patterns and will also create an instant and continuing maintenance.

The mounting of new utility wires on the surfaces of buildings should be avoided. In no case should surface mounting occur on the facades or major elevations of buildings.

The process of cleaning a painted historic building involves both the stripping of paint and cleaning of dirt which has accumulated on the surface.

Some previously painted masonry surfaces should be re-painted. If owners wish to clean the paint from historic masonry surfaces, this treatment should be undertaken only using the gentlest effective means possible. In no case should abrasive cleaning (i.e., sandblasting, water-blasting, blasting with nut shells, etc.) be used. Further guidance for masonry cleaning is found in the U. S. Department of the Interior's Preservation Briefs No. 1, *The Cleaning and Waterproof Coating of Masonry Buildings* and No. 37, *Removing Graffiti from Historic Buildings*, available on-line at [www.nps.gov.tps](http://www.nps.gov.tps).

Some buildings may not be candidates for cleaning because of their age or condition or because of the presence of replacement materials that do not match the original. A test patch should be taken prior to beginning a major cleaning project, since the masonry may be better masked with paint. Always inspect the building fully before beginning a cleaning project; window and door openings may have been altered and in-filled with brick that does not match the original and the building may look better re-painted than cleaned.



Surface-mounting wires on historic buildings in Columbia should be avoided.



The cleaning of this previously-unpainted 1880s building demonstrates the dramatic visual effect of properly executed masonry cleaning. Using an environmentally-acceptable cleaning solution and a low-pressure water rinse, the surfaces were cleaned without any repointing being necessary.



Masonry rehabilitation, particularly paint-stripping, must be undertaken in an environmentally responsible fashion. The paint on older buildings in Columbia is likely lead-based, and when removed should be disposed of properly.

If patching or replacement of brick is necessary, previously used bricks should be employed, with the source of the brick intended for the exterior being so noted. Replacement bricks that failed to meet the original in size, shape, and color should not be used.

If repointing of historic masonry is necessary, the mortar should duplicate the original in color and composition and the repointed joint profile should match the original. The use of mortar with a high Portland cement content should be avoided since it is considerably harder than most historic masonry and can cause irreversible damage to individual historic masonry units. (Further guidance for repointing is found in the U. S. Department of the Interior's Preservation Brief No. 2, *Repointing Mortar Joints in Historic Buildings*.)



The windows on this 19th-century house had been altered significantly and the house had been previously painted. It was ultimately stripped of the paint, leaving clean evidence of the alterations. It should have been repainted rather than stripped.

Sample specification for masonry cleaning and repointing projects
The building will be cleaned using the ----- cleaner, as manufactured by the ----- Company, diluted as recommended by the manufacturer. The cleaner will be applied to pre-wet masonry diluted as recommended by the manufacturer. The cleaner will be applied and will be allowed to dwell on the surface long enough to assure that the paint and staining are loosened satisfactorily. The walls will be rinsed with a cold pressure wash not to exceed 500PSI at four to five GPM, using a 45-degree fan-tip nozzle held no closer than 12 inches from the surface. If needed, a poultice with an appropriate solvent will be applied to those locations with excessive staining. The mortar joints will be spot-pointed with a matching mortar in the proportion of one part Portland (ASTM C-150, Type II, white, non-staining), two parts lime (ASTM C-207, Type S, hydrated), and six parts sand. All new mortar and finished joints will match the color, texture, composition, joint profile, and width of the original mortar.

Previously unpainted buildings should not be painted since painting creates an instant long-term maintenance issue.

It is important to prepare joints prior to repointing, so that satisfactorily-repointed mortar joints will assist in the long-term preservation of the buildings in Columbia's historic areas. When repointing occurs, whether it involves brick or stone surfaces, the repointed joint profile should match the original.

Some foundations within the community's older areas are of sandstone, which may be subject to delamination ("sloughing off"). Care should be taken to avoid the replacement or covering of historic foundations and also to keep them free from concentrations of excessive moisture.

The use of mortar which is significantly harder than the original can cause irreparable damage to historic brick. A flexible lime-based mortar should be used rather than an inflexible high-cement mortar. As freezing and thawing occurs, the materials expand and contract; inflexible mortar will cause the bricks to fail and spall.

### *Wood Surfaces*

All surfaces of wood should be kept free from moisture penetration.

Damaged wood siding should be repaired rather than replaced. When replacement of deteriorated wood is necessary, it should be carried out with new wood of matching size and profile.

Deteriorated wood surfaces should never be painted or otherwise covered without identifying and treating the initial causes of the deterioration. New wood should be back primed (painting the surfaces which are not to be visible) prior to installation and all previously painted wood surfaces should be scraped, sanded, and cleared of debris prior to painting.

Deteriorated wood should be repaired using epoxy wood consolidants wherever possible. The removal of non-historic siding from wood buildings is encouraged. Care should be taken to plan for the repair of the original material after the non-historic siding is removed.

The application of non-historic material is discouraged throughout historic areas. Any application of such material should always incorporate the retention of door and window frames, significant architectural detail, and the use of corner boards.



Wood finishes within historic areas should be retained and well cared for.



As shown above, when non-historic siding is installed, it always covers historic finishes, some of which may be decorative and may add to the architectural character of the building.

## *Painting*

Paint provides protective measures and decorative treatments, which have significant effects on the appearance of the nineteenth- and twentieth-century architecture within the community.

If paint failure is occurring, always identify and treat the source of the problem before beginning a painting project. All surfaces should be dry and properly prepared prior to painting. Careful scraping and hand-sanding will assure that the surfaces are free of debris.

Caulk all joints carefully; caulking not only provides for a more uniform painted surface but can also assist in creating a more energy-efficient building.



The proper placement of color adds greatly to the character of this historic property and highlights the architectural detail, including the date of construction that is in the peak of the gable on the façade.



These images of the same house illustrate the dramatic effect of painting with period-appropriate colors.

Prime all surfaces prior to painting; surfaces of new wood that will not be exposed should be "back-primed" prior to installation to assure the longest durability.

If pressure-treated wood has been used for a project, it should be painted as recommended by the manufacturer and using appropriate colors.

Take all necessary precautions relative to lead paint in accordance with state and local regulations.

Property owners are urged to use historically appropriate paint colors and to place the colors on the building (lights and darks) as they would have been placed historically. Resources regarding paint color and placement are found in the bibliography. Further guidance is found in



This handsome late-nineteenth-century Italianate-style house is painted in period-appropriate colors.

<https://www.historicnewengland.org/preservation/for-homeowners-communities/your-old-or-historic-home/historic-colors-of-america/>.

Great care should be taken if removing paint with devices which produce heat to lift layers of paint; such devices can ignite the very old and exceedingly dry building materials found throughout the district. Never remove paint from wood wall surfaces by abrasive methods. Sandblasting will damage the wood irreparably and water-blasting subjects the surface to an unusually high volume of moisture and can cause long-term moisture infiltration problems.

Ideally, alkyd-based paint should be applied over alkyd- or oil-based paint, and latex over latex; alkyd over latex will often fail and should not be used. Clear finishes and stains are not appropriate for the exteriors of historic buildings within historic areas. Consult U.S Department of the Interior Preservation Brief No. 10, *Exterior Paint Problems on Historic Woodwork*, cited in the Bibliography.



## *Windows and Doors*

Windows and doors are among the most defining features on the buildings in Columbia's historic areas, and can account for as much as one-third of a building's surface area. As such, their care is extremely important, and alterations should be carefully planned. The relationship of wall surface to openings-often called the "rhythm" of the windows and doors or "window-to-wall ratio"-should be maintained.

The overall size of window and door openings should not be modified and openings that have been changed should be returned to their original dimensions whenever feasible.

Windows should be considered significant to a building if they are:

1. Original
2. Reflect the original design intent for the building
3. Reflect period or regional styles or building practices
4. Reflect changes to the building resulting from major periods or events
5. Are examples of exceptional craftsmanship or design.

Historic windows should be carefully evaluated before making any decisions regarding alteration or replacement. The following should be evaluated:

1. Window location
2. Condition of the paint
3. Condition of the frame and sill
4. Condition of the sash (rails, stiles and muntins)
5. Glazing problems
6. Hardware



The windows on this 1848 house retain their original shutters and also incorporate exterior storm windows mounted so they do not alter the historic character of the windows.



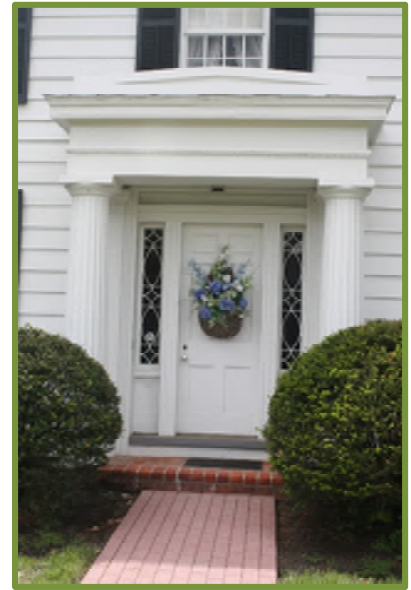
This 1890's house has suffered from the original windows being removed, along with their associated trim, including brackets, and other windows being altered.



7. The overall condition of the window (excellent, fair, poor, etc.)

Any window replacement should adhere to the following:

1. The pattern of the openings and their size
2. Proportions of the frame and sash
3. Configuration of windowpanes
4. Muntin profiles
5. Type of wood
6. Paint color
7. Characteristics of the glass
8. Associated details such as arched tops, hoods, or other decorative elements.



Historic doors, including this one with decorative sidelights, should be retained throughout historic areas.

Windows and doors should be repaired rather than replaced. If replacement is necessary, such treatment should be undertaken using units that match the original as closely as possible in material, configuration of panes, and dimension.

Window air conditioners should be installed only on secondary elevations--preferably on the rear or side of a building--and should never damage historic building materials.

Avoid the temptation to "early up" a building or create a false sense of history by installing windows with small-paned sash unless the historic appearance of such sash can be documented. Many buildings in Columbia's historic areas were constructed after large sheets of plate glass became available, and the use of small-paned sash in such buildings is inappropriate.



Window air conditioners should always be placed on secondary or inconspicuous elevations.

Storm doors and windows may be used in historic areas, but their finish should be painted to match the other trim on the building; they should not be shiny. Full-glass storm doors are preferred; in all cases, storm doors should expose as much of the inside door as possible. "Cross-buck" storm doors are architecturally inappropriate and should not be used.

If exterior storm windows are used, they should fit the opening of the windows without having to infill any portion of the opening or flattening any portion of an arch. Storm windows should be installed within the window opening, rather than on the outside surface of the building or the window frame and dividers should match those on the primary window unit.



Shutters should only be mounted when their presence can be documented. They should be mounted on the inside of the window surround and should typically be one-half the width of the window opening.

Interior storm windows offer a highly effective solution to air infiltration and do not compromise the exterior appearance of the window; often, a window with a curved sash has a flat-topped inside frame which can easily accommodate an interior storm window.

Shutters should be used only when their original appearance can be documented by physical evidence (shutter hinges, silhouettes, or holes in window frames) or through a photograph. If shutters are to be used, they should be hung onto the face of the window frame—not the wall—using hinges and should be sized to fit one-half of the window opening. Shutters should be only of wood construction.



Boarding up of windows creates an unkempt and negative effect in any historically sensitive area. Such treatment should never occur on historic buildings.

The boarding-up of windows on historic properties should not occur.

The original reflective quality of windows in historic areas should not be altered with the installation of tinted glass or the coating of the surfaces of the glass.

Consult additional guidance found in the U. S. Department of the Interior's Preservation Brief No. 3, *Conserving Energy in Historic Buildings* and in Preservation Brief No. 9, *The Repair of Historic Wooden Windows*.

## ROOFS, CHIMNEYS AND PORCHES

### *Roofs, Gutters, and Downspouts*

Attend to all structural and drainage systems (gutters, flashing, coping, etc.) before undertaking any roof project.

The form and pitch of historic rooflines should always be maintained. Historic roofing materials should be repaired, rather than replaced wherever possible.

If a roof is highly visible, then replacement material should match the original as closely as possible in scale, texture, and color. If the roof surface is not visible-- such as on a building with a nearly flat pitch--then a contemporary material such as rubber is acceptable.

Avoid reroofing over an existing roof material.

Ornamental features applied where a roof and wall intersect-- such as gable-end trim and cornices, are significant elements and should always be repaired as needed and retained.

Vents should be placed on inconspicuous elevations.

Replacement gutters and downspouts should be of a full-round or half-round form for nineteenth- and early twentieth-century buildings and should be painted to match the closest surface (wood trim, brick, etc.). These features may be of terne plate, stainless steel, or heavy-weight aluminum. Original gutters and drainage features should be maintained whenever possible.

New flashing should be painted according to the manufacturer's specifications.



Vegetation should be kept way from cornices and roof surfaces



If buildings and their individual components are not maintained regularly, deterioration will surely follow. In the photo above, dirt has accumulated in the gutter, encouraging the growth of unwanted and potentially damaging plant material.



Improper drainage has caused failure in the corner of this historic brick building. Proper guttering and water diversion systems should be well maintained throughout the historic district.

Satellite dishes, antennas, etc. should be small and should be located inconspicuously and attached to the building in a manner that does not harm historic building materials. Locations not visible from the street are preferred.



Slate roofs are highly distinctive features of historic buildings. They should be retained and repaired.

### Guide to Slate Replacement and Repair

The following guidelines are provided to assist in the decision-making process associated with the repair/replacement of historic slate roofs:

1. Consider the age and condition of the roof versus its expected serviceable life, taking into account the type of slate employed.
2. Calculate the approximate number of damaged or missing slates. Is the number less than about 20%? Is the roof generally in good condition? If so, the roof should be evaluated for repair rather than replacement. Also, keep in mind that the older a roof becomes, the more maintenance it will likely require.
3. Determine if active leaks are present and identify their source. **Do not assume that the slates are leaking** – gutters, valleys, and flashings are more likely the candidates. “False Leaks” can be caused by moisture condensation in the attic due to improper ventilation. Check the roof rafters and sheathing for moisture stains.
4. Are many slates sliding out of position? If so, it may be that ferrous metal fasteners were used and that they are corroding, while the slates are still in good condition. Consider salvaging the slates and relaying them on the roof. If the slates have worn around the nail holes, it may be necessary to punch new holes before relaying them.
5. Consider the condition of the roof’s flashings. Because slate is so durable metal flashings often wear out well before the slate does. Examine the flashings carefully. Even the smallest pinhole can permit large quantities of water to enter the building.
6. Consider the condition of the roof’s flashings. Because slate is so durable, metal flashings often wear out before the slate does. Examine the flashings carefully. Even the smallest pinhole can permit large quantities of water to enter the building.
7. Is the deterioration of the slate uniform? Often this is not the case. It may be that only one slope needs to be replaced and the other slopes can be repaired. You must weigh the cost of replacement that can be spread over many years.
8. Press down hard on the slates with your hand. Sound slates will be unaffected by the pressure. Deteriorated slates will feel brittle and will crack. Tap on slates that have fallen out or have been removed. A full, deep sound indicates a slate in good condition, while a dull thud suggests a slate in poor condition.
9. Are new slate readily available? Even if replacement is determined to be necessary the existing roof may have to be repaired in order to allow time for documentation and the ordering of appropriate replacement slates. [From Preservation Brief No.10, *The Repair, Replacement, and Maintenance of Historic Slate Roofs*]



Highly distinctive features such as this tile roof should be retained. It was likely manufactured by the Ludowici-Celadon Company that still operates in New Lexington, Ohio.

## Solar Energy Systems

No application for a COA for an exterior architectural feature, such as a solar energy system, designed for the utilization of renewable resources shall be denied unless the Commission finds that the feature cannot be installed without substantially impairing the historic character and appearance of the district. A COA for such a feature may include stipulations requiring design modifications and limitations on the location of the feature which do not significantly impair its effectiveness.



Roof forms and trim, including the bracketed cornice with "eyebrow" windows and the corbeled brick chimneys should also be retained.

## *Chimneys and Other Areas of Moisture Penetration*

Chimneys, dormers, and snowguards are important architectural features and should be retained in any roofing project. Chimney rehabilitation and reconstruction should match the original in dimension, materials, brick pattern, details, and form as closely as is possible.

The parging (stuccoing) of previously-unparged chimneys is not acceptable.

Exposed portions of flue liners should be painted with heat-resistant paint to match the color of the brick chimney.

Boxed wood or sided chimneys are not permitted.

Proper cyclical maintenance is vital if Columbia's historic buildings are to be maintained properly. Owners should assure that moisture is kept away from foundations and that excessive accumulation of dirt does not occur in gutters, along flat roof surfaces, etc.

## *Porches*

Most properties in Columbia's historic areas retain their original or early porches.

Porches may not always be on primary elevations, but they are nonetheless an important feature and should be retained.

Avoid the construction of new porches without evidence that an earlier porch existed on the property. Similar properties within the district can be examined to determine the size, configuration, and



Columbia's porches and verandas add important physical character to their individual properties. They may be modest or ornate but, in all cases, should be kept in good repair and should be retained.



materials of porches. Porch components should be repaired rather than replaced. If deterioration is too severe, then replacement units should match the original. Contemporary stock replacement components columns and balusters for example are often not scaled properly to match historic buildings and Porches will last nearly indefinitely if they are properly maintained and kept watertight. Some components of porches are more exposed to the elements than are others, but all elements-columns, posts, balusters, stairs, floors, lattice skirts, brackets, etc.-should be kept in a watertight condition by routine caulking and painting.



Porches should not be enclosed to create additional living space. If enclosure is necessary, it should be carried out in such a manner that it is reversible and that historic features are not damaged or destroyed. Every effort should be made to assure that the enclosed porch still looks like a porch, not an enclosed room.



The front porch on this 1920s American Foursquare has been enclosed, significantly altering the appearance of this property. Such treatments should be avoided in Columbia's historically-sensitive areas.

Porch components should be repaired rather than replaced. If deterioration is too severe, then replacement units should match the original. Contemporary stock replacement components--columns and balusters for example--are often not scaled properly to match historic buildings and should be avoided.



This early twentieth-century house has suffered considerably with the removal of its original wrap-around front porch.

## COMMERCIAL ARCHITECTURE

All issues discussed elsewhere are applicable to commercial buildings. The following guidelines apply to buildings that were originally erected for commercial uses.

The facades of existing commercial buildings consist of three major components: the storefront--the first story; the upper façade--the second and third story; and the cornice--the decorative feature at the top. Each of these elements is important and should be maintained accordingly.

Consult detailed guidance found in the U. S. Department of the Interior Preservation Brief No. 11, *Rehabilitating Historic Storefronts*, available on-line at [www.nps.gov](http://www.nps.gov).

### *Storefronts*

Storefronts are highly visible, and materials selected for rehabilitation projects should be appropriate to the building. As with other types of buildings, storefront rehabilitation projects should avoid the use of historically inappropriate materials. Refer to Preservation Brief No. 11, *Rehabilitating Historic Storefronts*, available on-line at [www.nps.gov](http://www.nps.gov).

The storefront area should remain as transparent as possible. Display windows should not be reduced in size.

If display windows are replaced, replacement should employ laminated or insulated glass and should re-retain the traditional display window dimensions.

If transom windows are found above the display windows, they should be retained, particularly if they are of decorative glass. In new storefront construction, transoms may or may not be included within the design.

Bulkheads below the display windows should be retained. If new bulkheads are to be installed, they should be of wood and may have recessed panels (molding strips applied to the surfaces should be avoided). Bulkheads should not exceed about 20 inches in height.

Significant surviving historic elements, such as storefront cornices and other features, should be retained in any rehabilitation project.

Entry doors should follow the traditional pattern of the building and should be recessed within an entryway set about at a 30-degree angle to the plane of the building. A recessed and sloping entry provides a more inviting entrance and creates additional sightline opportunities for visual merchandising.

It is recommended that storefronts employ adequate lighting within display windows and entryways, both for security and to provide buildings with a more “occupied” appearance. Become familiar with the style of the building and the role of the storefront to the overall design.

Avoid trying to “early up” a storefront, including the use of stock “lumberyard colonial” detailing such as pedimented frontispiece entrances, coach lanterns, pent roof overhangs, wood shakes, inoperable shutters, and small paned windows except where they existed historically and where the presence of such features can be documented.

Preserve the storefront's original character when a new use occurs on the interior. If less exposed window area is desired, consider the use of interior blinds and insulating curtains rather than altering the existing storefront fabric and window-to-wall ratio.

Avoid use of materials that were unavailable when the storefront was constructed. This includes vinyl and aluminum siding, anodized aluminum, mirrored or tinted glass, artificial stone, brick veneer, etc.

Choose colors based on the building's historical appearance. In general, do not paint surfaces that have never been painted. For some storefronts, contrasting colors for trim elements may be appropriate but avoid too many colors on a single façade. [adapted from Preservation Brief No. 11, *Rehabilitating Historic Storefronts*.

The following specialized guidelines deal with the construction of new storefronts in existing buildings:

1. *Scale*: Respect the scale and proportions of the existing building in any new storefront design.
2. *Materials*: Select construction materials which were appropriate to the storefront: wood and glass are usually more appropriate replacement materials for storefronts within the district than is masonry, which tends to overpower the storefront and its individual components.
3. *Cornice*: Respect the horizontal separation between the storefront and the upper facade. In many cases a cornice or a fascia board was provided to accommodate storefront signage. Such designs are appropriate for new fronts as well.
4. *Frame*: Maintain the historic relationship of the storefront to the facade of the building and the streetscape. Storefront frames are generally composed of horizontal and vertical elements and the entire storefront should not be recessed behind the plane of the rest of the building.
5. *Entrances*: Differentiate the primary retail entrance from any secondary access to upper floors. In order to meet current code requirements, out-swinging doors generally must be recessed. Entrances should be placed where there were entrances historically, particularly when suggested by architectural detailing.
6. *Windows*: The storefront generally should be as transparent as possible. The use of glass in doors, transoms, and display areas allows for visibility into and out of the store.
7. *Secondary Design Elements*: Keep the treatment of secondary design elements such as graphics and awnings as simple as possible in order to avoid visual clutter for both the building and for the streetscape. [Adapted from Preservation Brief No. 11, *Rehabilitating Historic Storefronts*]

### ***Upper Façades***

Windows should be retained within the upper facade without alteration to their openings; refer to guidelines for windows. Original exterior surfaces should be retained or restored if they have been covered or otherwise altered.

## ***Cornices***

The cornices on the community's historic commercial buildings should be retained and repaired as needed. Cornice replacement projects which seek to replace lost features may employ wood or a synthetic material but should always match the scale of the original feature. Refer to Preservation Brief No. 16, *The Use of Substitute Materials on Historic Building Exteriors*, available on-line at [www.nps.gov/tps](http://www.nps.gov/tps)

## **SIGNAGE**

The quality of the graphic message conveyed by a neighborhood in which commercial uses are permitted is nearly as important as are the areas' architectural messages. In older areas, signage should be designed in such a way that it does not impact adversely on the historic buildings found therein.

Secure a sign permit from the City Building Department; permits are required for most signage.

Interpretive signage should complement the architecture of the district and should be affixed to buildings or otherwise mounted without damage to historic fabric.

Signage should always be installed in a manner that does not obscure or destroy significant features on a building.

Signage should be installed so that holes can be patched easily; whenever possible, mount signs into mortar joints and not directly onto masonry units. If holes or hangers from earlier signs remain, try to make use of them.

Signs should be externally illuminated, not internally illuminated. Gooseneck lights should be used for signage hung from buildings and up-lighting should be used for freestanding ground signs.

The use of signage on converted residential buildings should be particularly sensitive to the original character of the property and the site; freestanding signage should be designed with attention to its visual impact on the building and the streetscape.

Painted window signs may be used in historically sensitive areas, but care should be taken to assure that inadequate interior ventilation will not cause the graphics to deteriorate.

The widespread use of neon, which involves delicate glass tubes filled with electrified gas, began in the 1920s; its use in Columbia is appropriate only when the sign is properly scaled and does not detract from the character of the building.





The combination of compatible signage, awnings, and period-appropriate colors make for a highly attractive 1870s commercial building.

## AWNINGS

Awnings can be a highly effective means of providing visual excitement to an individual building or neighborhood.

Like signage, awnings should be attached to buildings with a minimal effect on the architectural fabric.

While awnings are easily removed and usually caused no irreversible damage to the building, it is recommended that the traditional sloped awning form be used rather than awnings with more contemporary curved profiles or flat “marquee” canopies.

Awnings may be installed on a rigid fixed frame of piping or may be retractable.

Since natural materials such as cotton and canvas are very susceptible to decay, it is recommended that awning fabric be of a synthetic material, such as “Sunbrella” or an equivalent.

Fabric color should be coordinated with the color of the building, signage, or other building components.

Graphics may be painted or sewn onto the valance, the side flap, or the banner of the awning.

Consult detailed guidance found in the National Main Street Center publication, *Awnings for Main Street*, cited in the Bibliography.

## ANCILLARY BUILDINGS

### *Dependencies and Other Associated Buildings*

Dependencies include carriage houses, out-buildings, and garages.

Historic dependencies should be treated with the same care as the principal buildings which they serve and should be repaired and retained.

Follow the maintenance techniques discussed above for principal buildings, since they apply to dependencies as well.

Adhere to the requirements for demolition of dependencies, which are the same for the requirements for other types of buildings; they appear elsewhere within these *Design Guidelines*.



Historic dependencies should be treated with the same care as the principal buildings with which they are associated.



Some dependencies were carefully designed and are finished to match the house which they serve.



Historic structures of all sorts should be properly maintained. They add additional character to the community.

## ADDITIONS

### *Older Alterations to Existing Buildings*

The architectural character of Columbia's older areas evolved over a long period, and many changes which have occurred to older buildings have acquired significance in their own right. Before removing architectural elements which may not be original, it is important to evaluate their own character and appearance.

Each property in older areas should be viewed as a product of its own time, whether that time is the mid-nineteenth century, or the decades of the twentieth century.

When early modifications are architecturally compatible with the overall character of an individual building, such modifications should be respected as reflecting the long life of the property.

Do not demolish added features which were installed on historic buildings without fully investigating their condition and the effect that such removal will have on the main building.



Many earlier additions have acquired significance in their own right and should be retained.

## **DEMOLITION**

### ***Considerations Regarding Demolition in Older Areas***

In any historically-sensitive area, demolition is an irreversible and negative action whose impact will be felt in the community forever. Demolition is seldom an acceptable treatment for historic buildings in Columbia.

Demolition of buildings in Columbia's historic areas should not be undertaken unless it can be proven that:

1. The building's structural failure has been clearly demonstrated by the presentation of sufficient documentation by an engineer or architect or,
2. The safety of the public requires that the building be demolished or,
3. All feasible alternatives to demolition have been explored by the owner) including rehabilitation, stabilization) repair) and the sale of the property to an owner who is able to undertake the rehabilitation process) or,
4. An economic hardship exists which prevents the owner from rehabilitating the property, or,
5. The building does not contribute to the character of the historic area because of its age or the degree to which it has been altered.

Any demolition project must assure that adjacent properties will not be damaged.

In the unlikely event that demolition of a significant building is approved, the owner should consider making available salvageable architectural artifacts for re-use in rehabilitation/restoration projects within the district.

## NEW CONSTRUCTION

### *New Construction/Infill*

The construction of new buildings within historic areas presents exciting challenges. New buildings add vibrancy and life to older sections, but their design must be carried out in such a way that they complement, rather than detract from, the streetscape.

New construction should be honestly new but compatible with the character of the district and should not mimic historic styles.



This image amply demonstrates the issues with out-of-scale new construction in historic areas.

The following issues are important when planning new construction within Columbia's historic areas:

1. *Location:* New construction should be oriented in conformity with the other buildings on a given street, and the prevailing setback of the street should be maintained by any new construction. If such setback is contrary to current zoning and subdivision regulations, variances should be sought to maintain the prevailing setback.
2. *Scale:* New construction should be compatible in scale with other buildings in the area. New construction of a massive scale should not occur within the historic area, nor should very small out-of-proportion buildings be added to the building stock of the district.
3. *Rhythm:* New construction should mirror the historic window and door rhythm and the height of the various elements--windows, rooflines, etc.--of the other buildings in the neighborhood.
4. *Massing:* New buildings should incorporate the same general patterns of massing, including window and door forms, roof profiles, and building shapes as are evident in the existing architecture of the district.
5. *Materials:* New buildings should incorporate the same exterior materials as exist on the historic buildings within the historic area. Large expanses of glass and synthetic materials such as vinyl, aluminum, Z-brick, "lava rock," T-111, etc. should be avoided.
6. *Additions:* Additions to historic buildings should generally be made on a side or rear elevation with a minimal impact on historic features, and should be made in such a manner that, if removed in the future, historic material would not be irreparably damaged.

Additions should use materials compatible with the historic building and should incorporate appropriate massing, scale, window, and door proportions, etc.



## LANDSCAPING

### *Landscaping and Streetscapes*

The appearance of the streetscape in Columbia today will directly affect the overall visual success of the community for years to come. While some landscaping treatments may not require a COA, the following recommendations should be carefully considered by property owners or tenants.

The planning and implementation of streetscape improvement projects should be carried out with the following issues in mind:

Streetscape development should not impact negatively upon historic buildings or their components.

Street lighting devices should be appropriate to the character of the district.



Even in the winter, compatible landscaping adds significant senses of place to neighborhoods.

Traffic signal poles and municipal signage should be as complementary as possible to the historic character of the area and should be kept to a minimum.

The installation of plant material should not interfere with viewsheds within the district (e.g., trees should be planted so that they will not directly block signage, etc.

Dumpsters should be located at the rear of buildings or at other inconspicuous sites, and should not damage or obscure significant historic features of the building, site, etc.

Whenever possible, utility lines should be buried in conduit--including streetlight and private service lines.

The placement of utility entrances should occur at the rear or properties or other inconspicuous sites. In all cases, *concealment* is the most important factor with respect to utility service and historic buildings.

The use of "street furniture" is encouraged, providing such items are compatible with the character of the district. Such items should be of a period-appropriate design and care should be taken that they are constructed for long-term, outside, public use.<sup>10</sup>

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<sup>10</sup> "Street furniture" is a collective term that refers to structures such as benches, street lighting, trash receptacles, public art, etc., installed along roadways and public rights-of-way for a variety of purposes.



Fencing should not be out-of-scale with historic areas and should be essentially transparent. "Stockade" fencing should be avoided in historic areas.

Utility vehicles, service vehicles, and trailers should not be parked at the front of properties; they should be kept at the rear, in unobtrusive settings.

Any public or private streetscape initiative should include a maintenance plan, whether it is a plant maintenance plan or a plan to repaint light poles. Maintenance should be budgeted annually in the owner's financial plan.

Streetscape improvements should be developed in accordance with state and national accessibility code requirements.

Interpretive signage should complement the architecture of the district and should be affixed to buildings without damage to historic fabric.

Landscaping should avoid the radical modification of historic contours and should always be designed to encourage drainage away from foundations. Plant material should be installed a sufficient distance away from foundations to permit adequate drainage.

Retaining walls, when visible from a public street, should be constructed of traditional masonry materials (i.e., brick or stone). The use of more contemporary treatments such as railroad ties or pressure-treated lumber is discouraged. Constriction of, or alteration to, retaining walls requires a COA.



The images below illustrate the proper scale and materials of landscaping components such as fencing and shrubbery. Out-of-scale treatments may overpower the property and should be avoided.

In passing upon appropriateness as to parking, the HPC should take into consideration the size of such parking area, the visibility of cars parked therein, the closeness of such area to adjacent buildings and other similar factors.

Parking lots should maintain existing street setbacks and should include plant material to reinforce the setback and visually "soften" the appearance of the lot. New parking lots require a COA.

All parking areas should be adequately lighted, using period-appropriate lighting devices with buried power cables.

Fences of non-traditional form and material, i. e., chain link, stockade, etc., should not be installed if visible from a public street, way or place within Columbia's historic areas. If chain-link fencing is to be installed it should be painted black or dark green to make it recede from sight. Installation of fencing requires a COA. It is up to the property owner to determine, and for the commission to consider, the architectural style, scale, general design, arrangement, texture and material of any proposed fencing and the relationship thereof to the exterior architectural style and pertinent features of the buildings and structures associated with the application.

Dumpsters and trash cans should be kept at the rear of properties and should be shielded from view to the greatest extent possible. If they are visible from the street, they should be fenced appropriately or screened with plantings.

## CHAPTER 9: RECOMMENDATIONS

### GOALS, OBJECTIVES, AND STRATEGIES

#### **GOAL A: IDENTIFY AND PROTECT THE HISTORIC RESOURCES OF THE CITY AS PHYSICAL REMINDERS OF THE THEMES AND PERIODS IN COLUMBIA'S THE DEVELOPMENT**

OBJECTIVE 1: Conduct local and regional history research to identify and document historic properties and recommend designation of individual properties and historic districts and sites

Strategy 1: Encourage the designation of local or National Register historic districts and sites.

Strategy 2: Conduct surveys of potential significant sites or areas.

Strategy 3: Document properties that appear to be of significant architectural, archeological, or historical value.

Strategy 4: Prepare nomination documents for eligible properties.

OBJECTIVE 2: Seek the protection of fragile or threatened historic resources historic contexts that are poorly represented.

Strategy 1: Implement a program for protecting fragile, threatened, or under-represented historic resources and prepare a list of critical resources that might be fragile, under-represented, or especially threatened.

Strategy 2: Review this list annually and edit based upon new information, demolitions, etc.

Strategy 3: Determine and document significant archeological resources and prepare nominations for eligible properties.

OBJECTIVE 3: Remain familiar with City policies and ordinances affecting historic resources.

Strategy 1: Assure that appropriate policies and ordinances are in place that respect historic resources.

Strategy 2: Review the City's zoning ordinance to assure that its provisions serve to maintain and promote a stable historic community.

Strategy 3: Review use permits and accompanying parking requirements that have an effect on the historic resources; parking requirements may need to be waived or amended with respect to historic districts

Strategy 4: Review the requirements for storm water management with the Public Works Department to assure that the process does not cause negative effects on historic resources.

Strategy 5: Review City building codes for restoration or rehabilitation of older existing properties with enforcement personnel to assure that the process does not create adverse effects on historic resources.

OBJECTIVE 4: To encourage compatible reuse of underutilized or vacant historic resources.

Strategy 1: Develop processes that encourage sensitive and economical reuse of historic resources.



Strategy 2: Publicize state and federal financial incentives that encourage sensitive and compatible adaptive use.

Strategy 3: Review Zoning Ordinance to identify possible disincentives that may discourage the reuse of historic resources and advocate corrective amendments.

## **GOAL II: PRESERVE AND MAINTAIN THE INTEGRITY OF THE HISTORIC RESOURCES IN THE CITY OF COLUMBIA.**

**OBJECTIVE 1:** Advocate a consistent design review process that adheres to *The Secretary of the Interior's Standards for Rehabilitation* and the design guidelines contained in this Plan

Strategy 1: As needed, update and refine architectural guidelines.

Strategy 2: Provide assistance and reference material to citizens

Strategy 3: Prepare informational brochures on the various aspects of architectural guidelines, e. g. windows, exterior finishes, painting, site improvements, etc.

Strategy 4: Prepare informational brochure on financial incentives, tax credits, etc. that can assist property owners with approved restoration or rehabilitation work.

Strategy 5: Conduct a survey of the physical condition of historic resources within the community

**OBJECTIVE 2:** Develop programs that treat the architectural history of the community to familiarize property owners and the community at-large of historic resources, architectural types, and preservation strategies.

Strategy 1: Establish an educational program directed to property owners.

Strategy 2: Encourage the Columbia Public Library to acquire publications on restoration and rehabilitation of older structures, including exterior painting, etc.

Strategy 3: Organize community workshops on cyclical maintenance, replacement materials, suppliers, and local service and craftspeople targeting specific groups of resources from the late 19th-early 20th centuries.

**OBJECTIVE 3:** Enhance the natural environmental setting of the historic resources in the City in conjunction with the existing Downtown Tree Trail.

Strategy 1: Research means and methods of encouraging the preservation and conservation of the environmental settings of resources.

Strategy 2: Conduct a survey of the trees, streetscapes, natural features, accessory buildings, and related features that contribute to the environmental settings of the historic districts<sup>11</sup>.

Strategy 3: Conduct a survey of the environmental settings of the historic resources.

Strategy 4: Strengthen the architectural guidelines to respect the environmental settings in the review of Certificates of Approval.

## **GOAL III: PROMOTE THE CITY'S HISTORIC RESOURCES TO A WIDER AUDIENCE AND DEVELOP A DEEPER APPRECIATION OF COLUMBIA'S HISTORY.**

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<sup>11</sup> The National Arbor Day Foundation ([www.arborday.org](http://www.arborday.org)) has as its goal "to inspire people to plant, nurture, and celebrate trees," and can provide guidance for community tree-planting and maintenance

OBJECTIVE 1: Expand the interpretation of the community's historic resources.

Strategy1: Continue to emphasize the interpretive value that historic resources offer to understand the City's development, through a program placing plaques and markers on significant historic resources.

Strategy 2: Coordinate with City departments for erecting such historical markers at selected historic resources and sites.

Strategy3: Arrange guided and self-guided interpretive walks that focus upon individual resources and districts.

Strategy 4: Promote and organize a local archeology program for excavate sites on City property and in the rear yards of selected houses

OBJECTIVE 2: Expand the economic benefits of the City's historic resources by developing a tourism program.

Strategy 1: Closely interact with the Columbia Convention and Visitors Bureau to interpret the City's historic resources to the traveling public

Strategy 2: Seek to develop linkage among the community's historic districts and establish pedestrian and vehicular rights-of-way that facilitate the determined linkage.

Strategy 3: Prepare walking and driving tours of the historic resources and districts.

Strategy 4: Distribute local tourism information at local lodging facilities

OBJECTIVE 3: Develop a public education program focused upon historic resources.

Strategy 1: Develop a public education program that reaches all age levels

Strategy 2: Prepare a PowerPoint program about Columbia's historic resources and distribute it to schools, civic groups, and citizen associations.

Strategy 3: Coordinate community education initiatives with other like-minded organizations such as the State Historical Society of Missouri Center for Missouri Studies, the Boone County History & Culture Center, etc.

The Historic Preservation Commission continues to be a leading agency in the process of planning for the City of Columbia. The HPC should continue its role in advocating for the identification and preservation of historic architecture, neighborhoods, and sites within the community. Based upon the foregoing goals, objectives, and strategies, the following suggestions are offered:

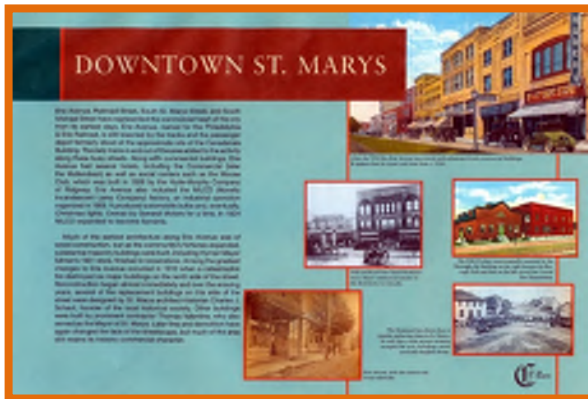
- Continue the surveying of historic areas within the City, keeping in mind that every year, more properties achieve the fifty-year threshold for National Register historic designation. Particular attention should be paid to the community's African-American historic resources, including those identified in the African-American Heritage Trail and in specific neighborhoods such as the 1959 Miles Manor Subdivision, whose National Register designation as a historic district should be pursued.<sup>12</sup> A priority should be for the survey and National Register nomination of the Miles Manor Subdivision and the nomination of areas determined eligible as a result of the survey initiatives

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<sup>12</sup> The National Register designation of mid-century modern buildings and historic districts has myriad precedents, among them the 2013 listing of the 1948 Bayles Addition Historic District in Lees Summit, Missouri.

detailed herein. Ongoing prioritization of such projects should be an ongoing task of the Commission.

- Since the widespread understanding of the fifty-year threshold may not be widely held, communitywide preservation education efforts should be initiated.
- Community education/awareness initiatives such as the following should be considered by the HPC:



The plaque on the left, above, refers to an entire historic downtown and could also be used for a smaller historic district such as Columbia’s Eighth and Broadway Historic District; it incorporates both contextual information and historic images. On the right is a post-mounted plaque for a single building and includes both text and historic images; it stands directly across the street from the subject property, allowing passers-by to read the history and view the existing property simultaneously.

- Historic districts can be interpreted by the installation of custom-designed street signs such as the one shown below that not only indicate the intersecting streets but also denote that they lie within a historic district. Such signage could be a municipal initiative sponsored by the HPC, could be an undertaking by a nonprofit such as CoMoPreservation, or could be privately funded with a plaque mounted onto the side of each mounting pole acknowledging the donor.



- Individual landmark buildings may be interpreted by plaques such as the one below, that include a date of construction, a historic name, and a thumbnail history of the property. They should always be affixed without damage to historic building fabric.



- The William G. Pomeroy Foundation of Syracuse, New York offers a variety of 100-percent grants for heritage-based plaques and markers focused upon local history and historic preservation. Grants can be made to governmental bodies and 501 (c)(3) nonprofit organizations and, as shown below, can commemorate individual National Register buildings and historic districts. It is recommended that the HPC initiate applications for markers to be installed within Columbia's several National Register historic districts.

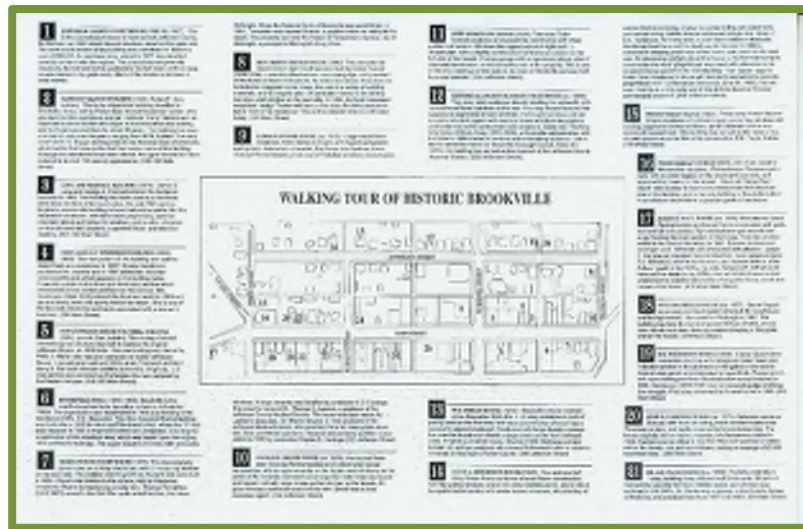


This Pomeroy Foundation-funded plaque commemorates a downtown historic district in Pennsylvania.



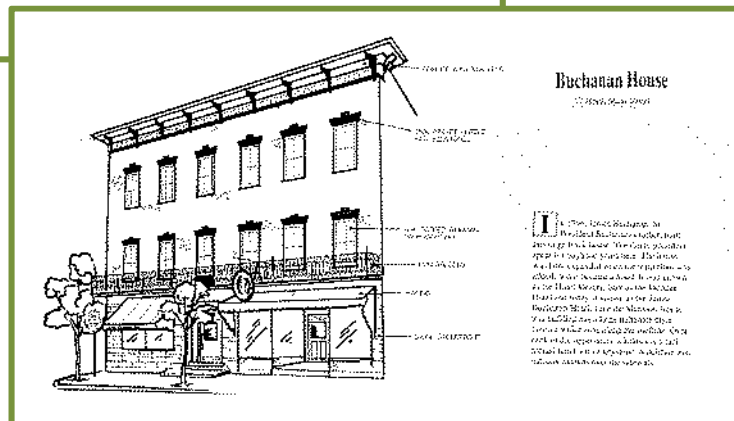
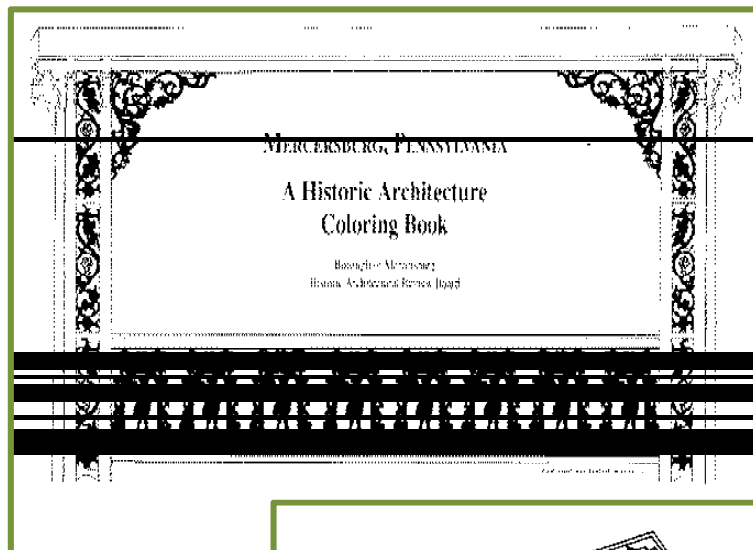
Queenie Schoolcraft, the octogenarian oldest member of her congregation, stands beside the marker celebrating the New Salem Baptist Church, an African-American Baptist church in the coal camp of Tams, West Virginia.





Self-guided walking tours, such as that shown above, can be highly effective tools to raise awareness of historic districts on the part of residents and tourists alike. The HPC could produce such documents for the city's various districts.

- If ensuing generations are to become familiar with and supportive of a community's historic architectural character they should be introduced to it at an early age. The coloring book below was developed for fourth-grade students.



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## Appendix I: The Columbia Historic Preservation Ordinance

### **Sec. 29-2.3(c) (1-15): HP-O historic preservation overlay.**

(1) *Purpose.* The purpose of this section is to promote the economic, cultural, educational, and general welfare of the city by:

- (i) Conserving and improving the value of property within the HP-O district;
- (ii) Protecting and enhancing the attractiveness of the city to home buyers, home owners, residents, tourists, visitors, and shoppers, thereby supporting and promoting business, commerce, industry, and providing economic benefit to the city;
- (iii) Providing a mechanism to identify and preserve the distinctive historic and architectural characteristics of the city;
- (iv) Fostering civic pride in the aesthetics and cultural accomplishments of the past as represented in the city's landmarks and historic areas
- (v) Fostering and encouraging preservation, restoration, and rehabilitation of structures, areas, and neighborhoods; and
- (vi) Promoting the use of landmarks and historic areas for the education, pleasure, and welfare of the people of the city

(2) *Historic preservation commission.*

(i) The historic preservation commission is hereby established, and shall consist of seven (7) members appointed by the council each of whom shall serve without compensation. Every attempt should be made to establish a balance of representation among members, and all members should have a demonstrated interest in historic preservation. Of the seven (7) members, there should be one with background and expertise in historic preservation and one with background and expertise as a real estate investor. The other five (5) members should include representatives from such disciplines as: architecture, design, law, real estate appraisal, and construction/general contracting, as well as a lay person active in historic preservation.

(ii) Two (2) of the initial members shall serve terms of one year, two (2) shall serve terms of two (2) years and three (3) shall serve terms of three (3) years. Thereafter, the terms of office for members of the historic preservation commission shall be three (3) years. Vacancies shall be filled for the unexpired terms only.

(iii) The historic preservation commission shall elect from its members a chair, a vice-chair and a secretary. Officers shall serve for one year and shall be eligible for reelection. The chair shall preside over all meetings. In the absence of the chair, the vice-chair shall preside. The secretary shall prepare minutes and other necessary records of historic preservation commission meetings.

(iv) The historic preservation commission shall meet regularly and at the call of the chair. A quorum shall consist of four (4) members. The chair of the commission is authorized to excuse any member from attendance at a commission meeting; provided, that the member requested to be excused before the meeting. Any member who is absent, without being excused, from twenty-five (25) percent of the regular commission meetings held in a calendar year shall automatically forfeit the office. Any member who is absent, without being excused, from three (3) consecutive regular meetings shall automatically forfeit the office. It shall be the duty of the chair to promptly notify the council of the vacancy. The commission shall act upon all completed applications for certificates of appropriateness and economic hardship at the meeting.

- (3) *Powers and duties.* The historic preservation commission shall have the following powers and duties:
- (i) Adopt rules for the conduct of its business that are consistent with the purposes of the commission and the requirements of the City Code, which shall be approved by council ordinance;
  - (ii) To conduct an ongoing survey for the identification of historically, archaeologically and architecturally significant properties, structures, sites and areas that exemplify the cultural, social, economic, political or architectural history of the nation, state or city; and to maintain the research information in an inventory accessible to the public (except for archaeological site locations, which shall be restricted);
  - (iii) To investigate and recommend to the planning and zoning commission and council the adoption of ordinances designating for protection areas as having special cultural, historic, archaeological, community or architectural value as "notable property;"
  - (iv) To investigate and recommend to the planning and zoning commission and the council the adoption of ordinances designating for protection properties or structures having special cultural, historic, archaeological, community or architectural value as "landmarks;"
  - (v) To investigate and recommend to the commission and the council the adoption of ordinances designating for protection areas as having special cultural, historic, archaeological, community or architectural value as "historic districts;"
  - (vi) To keep a register of all properties and structures which have been designated as "notable properties," "landmarks" or "historic districts," including all information required for each designation;
  - (vii) To confer recognition upon the owners of "notable properties," "landmarks" and property or structures within "historic districts" by means of certificates, plaques or markers; and to make recommendations for the design and implementation of specific markings of the streets and routes leading from one "notable property," "landmark" or "historic district" to another;
  - (viii) To advise and assist owners of historically significant property or structures on physical and financial aspects of preservation, renovation, rehabilitation and reuse;
  - (ix) To nominate "notable properties," "landmarks" and "historic districts" to the National Register of Historic Places, and to review and comment on any nominations to the National Register of Historic Places;
  - (x) To inform and educate the citizens of the city concerning the historic, archaeological and architectural heritage of the city through publication or sponsorship of maps, newsletters, brochures, pamphlets, programs and seminars by the city, the commission or other appropriate parties;
  - (xi) To review applications for construction, alteration, removal or demolition affecting historically significant property. To hold public hearings on proposed or designated "landmarks" or structures within "historic districts" and issue or deny certificates of appropriateness for such actions. Applicants may be required to submit plans, drawings, elevations, specifications and other information as may be necessary to make decisions;

- (xii) To hold public hearings on each proposed nomination of a National Register Landmark and of a "historic district" and on the guidelines developed for each nomination;
- (xiii) To recommend that the director issue a stop work order for any construction, alteration, removal or demolition which would require a certificate of appropriateness for which a certificate has not been issued or to stop work that violates the conditions of a certificate;
- (xiv) To consider applications for certificates of economic hardship that would allow the performance of work for which a certificate of appropriateness has been denied;
- (xv) To develop specific design guidelines based on the Secretary of the Interior's Standards for Rehabilitation for the alteration, construction or removal of designated "landmarks" or property and structures within historic preservation overlay districts;
- (xvi) To review and comment on proposed zoning amendments, applications for special use permits or applications for zoning variances that affect historically significant property, including but not limited to proposed or designated "notable properties," proposed or designated "landmarks" or "historic districts;"
- (xvii) To call upon available city staff members as well as other experts for technical advice
- (xviii) To advise the council on the need to retain such specialists or consultants or to appoint such citizen advisory committees as may be required from time to time;
- (xix) To testify before all boards and commissions, including the planning and zoning commission and the board of adjustment, on any matter affecting historically, archaeologically, culturally and architecturally significant property, structures, sites and areas;
- (xx) To review any proposed change of zoning, zoning variance or any matter affecting historically, archaeologically, culturally and architecturally significant property, structures, sites and areas, upon referral from the planning and zoning commission or council;
- (xxi) To make recommendations to the council concerning budgetary appropriations to further the general purposes of this ordinance;
- (xxii) To develop a preservation component in the comprehensive plan and to recommend it to the planning and zoning commission and to the council;
- (xxiii) To periodically review the Unified Development Code and to recommend to the planning and zoning commission and the council any amendments appropriate for the protection and continued use of historically significant property, "notable property," "landmarks" or property, sites and structures within "historic districts;" and
- (xxiv) To review and comment on applications for demolition permits referred to the commission by the building official pursuant to the city's adopted building code(s). The commission may advise the property owner of any historical significance of the building to be demolished and recommend alternatives. The commission may document historic resources to be demolished. The commission shall have no authority to deny an application for a demolition permit.

(4) *Applicability.* The provisions of this section 29-2.30 shall apply to all property designated as a historic landmark or historic district as set forth in the sections that follow, subject to the clarifications and exceptions listed in the subsections below:

(i) *City property.* Proposed improvements, alterations, demolition or clearance to a building, site, structure, or object owned by the city which has been designated a landmark or is within a historic district shall be approved according to the procedures and regulations of this [section 29-2.3\(c\)](#).

(ii) *Property owned by public agencies.* To accomplish the purposes of this [section 29-2.3\(c\)](#), the city may enter into agreements with other units of government. The historic preservation commission may recommend and the council may authorize such agreements. Such agreements may address, designation of landmarks and historic districts; administration of historic preservation fund resources; improvements to landmarks, properties in historic districts, and properties adjacent to landmarks and historic districts; and other mutually acceptable provisions.

(iii) *Religious institutions.* Religious institutions in current use as houses of worship are exempt from the provisions of this section.

(iii) *Prior permits.* Nothing contained in this section shall affect any building permit, demolition permit or land disturbance permit issued for property which becomes part of the HP-O district if the permit was issued prior to such designation.

(5) *Landmark and historic district designation procedure.*

(i) A petition to designate a landmark may be made only by the owner(s) of the proposed landmark. A petition to designate a historic district may be made only by the owners of at least sixty (60) percent of the Boone County tax map parcels in the proposed historic district. If a tax map parcel has more than one owner, all such owners must sign any petition mentioned in this section before the parcel shall be counted as supporting the petition and the parcel shall receive only one vote, regardless of the number of owners.

(ii) A petition to designate a landmark or historic district shall be on a form provided by the director and approved by the historic preservation commission. The petition shall clearly identify all historic and architectural features proposed for regulation. The petition shall identify the facts which support a determination that the proposed landmark or historic district meets the criteria for designation set forth below. Except as otherwise provided in this section, the petition shall be handled in the same manner as a petition for rezoning. Prior to setting a date for a public hearing before the planning and zoning commission, the director shall forward a copy of the petition to the historic preservation commission for its review. The historic preservation commission shall prepare a report to the planning and zoning commission and the council setting forth its recommendation on whether the proposed landmark or historic district meets the criteria for designation set forth in this section

(iii) Not less than sixty (60) days prior to the circulation of any petition herein within a district or to create a district, affected Boone County tax parcel owners must be notified by certified mail of the nomination or other matter on which a petition is to be circulated, and all proposed regulations shall be clearly identified. Proof of such mailing shall be made to the historic



preservation commission at the time it considers the petition, and the cost of the mailing shall be borne by the person or organization sponsoring or otherwise promoting the petition.

(iv) The ordinance placing property within the HP-O district shall designate the property as a landmark or as a historic district. The ordinance may designate a structure within a historic district as a landmark. The ordinance shall identify all historical and architectural features that shall be subject to regulation. No interior features shall be identified in any structure in a historic district unless the structure is designated as a landmark.

(v) Overall boundaries for local historic districts shall be determined by the same standards used by the National Register of Historic Places, as laid out in Defining Boundaries for National Register Properties: National Register Bulletin 21 (Washington D.C.; U.S. Department of the Interior, 1995; rev. 1977) and included within the UDC Administrative Manual. Gerrymandering that has the apparent effect of overwhelming significant areas of opposition is prohibited.

(6) *Criteria for designation.* In order to be designated as a landmark or historic district, a structure or district must have sufficient integrity of location, design, materials and workmanship to make it worthy of preservation or restoration and it must meet one or more of the following criteria:

(i) It has character, interest, or value as part of the development, heritage, or cultural characteristics of Columbia, Boone County, Missouri, or the United States;

(ii) It is the site of a significant local, county, state or national event;

(iii) It is identified with a person or persons who significantly contributed to the development of Columbia, Boone County, Missouri, or the United States;

(iv) It embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction or use of indigenous materials;

(v) It is the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of Columbia, Boone County, Missouri, or the United States;

(vi) It contains elements of design, detailing, materials, or craftsmanship which renders it architecturally significant;

(vii) It contains design elements that are structurally or architecturally innovative;

(viii) Its unique location or physical characteristics make it an established or familiar visual feature of the neighborhood or city;

(ix) It has yielded or may likely yield information important in prehistory or history;

(x) Its character as a particularly fine or unique example of a utilitarian structure, with a high level of integrity or architectural significance;

(xi) Its suitability for preservation or restoration; or

(xii) It is at least fifty (50) years old or of most unusual historical significance.

*(7) List of designated local historic districts and landmarks.*

(i) David Guitar House, 2815 Oakland Gravel Road (District)

(ii) Miller Building, 823 East Broadway (District).

(iii) Taylor House Inn, 716 West Broadway (District).

(iv) Wright Brothers Mule Barn (now Fay Street Lofts), 1101 Hinkson Avenue (District).

*(8) Certificate of appropriateness required.* A certificate of appropriateness shall not be required for interior construction or alteration of any structure in a historic district unless the structure has been designated a landmark. A certificate of appropriateness shall be required before the following actions affecting any historic or architectural feature identified in the ordinance placing the property in the HP-O district may be undertaken:

(i) Any construction, alteration, removal, or any demolition in whole or in part regardless of whether a permit from the city is required.

(ii) Any construction, alteration, removal or demolition, in whole or in part, proposed by the city, for a city-owned landmark or structure within a historic district.

*(9) Certificate of appropriateness procedure.*

(i) An application for a certificate of appropriateness shall be made on forms provided by the director and approved by the historic preservation commission. The application shall identify the facts which support a determination that the proposed actions meet the standards for review and design guidelines set forth in subsection (10) below.

(ii) After determining that the application for certificate of appropriateness is complete, the director shall schedule the application for consideration by the historic preservation commission within a reasonable time. If a fully completed application for a certificate of appropriateness has not been acted upon within forty (40) days after the date the application was filed with the director, it shall be deemed approved, unless tabled or continued with the consent of the applicant. No motion to table or continue shall be made without the consent of the applicant. The director shall conspicuously place a sign on the property giving public notice of the meeting at which the application shall be considered. The sign shall be placed at least seven (7) days prior to the meeting.

(iii) Any person aggrieved by the decision of the historic preservation commission may appeal to the board by filing a notice of appeal with the director within thirty (30) days of the decision of the historic preservation commission. Notice of the historic preservation commission's decision shall be mailed to the applicant unless the applicant or the applicant's agent was present at the meeting at which the decision was made. The board shall provide a hearing and render a decision in accordance with the provisions of RSMo. Ch. 536.

*(10) Standards for certificate decision and design guidelines.* In considering an application for a certificate of appropriateness, the historic preservation commission shall be guided by the following standards, and design guidelines in addition to any area-specific design guidelines included in the ordinance designating the landmark or historic district.

(i) Reasonable efforts shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure or site and its environment, or to use a property for its originally intended purpose.

(ii) The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

(iii) Building alterations that have no historical basis and which seek to create an earlier appearance shall not be allowed.

(iv) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. When these changes have acquired significance in their own right, they shall be treated the same as if they were part of the original structure.

(v) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be preserved when possible.

(vi) Deteriorated architectural features shall be repaired, rather than replaced, whenever practicable. If replacement is necessary, the new material should match the material being replaced in design, color, texture, and other visual qualities. Repair or replacement of missing architectural features shall be based upon accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

(vii) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

(viii) Every reasonable effort shall be made to protect and preserve archeological resources affected by or adjacent to any project.

(ix) Contemporary design for alterations and additions to existing properties and for new construction may be permitted when such alterations, additions or new construction do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, material and character of the property, neighborhood or environment.

(x) Whenever possible, new additions or alterations to structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

(xi) The height of any proposed alteration or construction shall be compatible with the style and character of the landmark and with surrounding structures.

(xii) The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark, and with surrounding structures.

(xiii) The relationship of a structure to the open space between it and adjoining structures should be compatible.

(xiv) The design of the roof should be compatible with the architectural style and character of the landmark and surrounding structures.

(xv) The scale of the structure after alteration, construction or partial demolition should be compatible with its architectural style and character and with surrounding structures.

(xvi) Façades should blend with other structures with regard to directional expression. Structures should be compatible with the dominant horizontal or vertical expression of surrounding structures. The directional expression of a landmark after alteration, construction or partial demolition should be compatible with its original architectural style and character.

(xvii) Architectural details including materials and textures should be treated so as to make a landmark compatible with its original character or significant architectural style and to preserve and enhance the landmark or historic district.

#### *(11.) Signs.*

(i) Signs in the HP-O district are subject to the general sign regulations of the City Code. In addition, all signs for a landmark or structures in a historic district not specified in the application for landmark or historic district designation must receive a certificate of appropriateness from the historic preservation commission, which shall review the proposed sign in accordance with the following general guidelines:

(A) Additional sign restrictions included in the ordinance which designates a landmark or historic district; and

(B) Signs shall be designed and placed so as to appear an integral part of the building design, and to respect the neighboring properties and the district in general. Signs shall be designed with appropriateness relative to the services of the establishment served.

(ii) Nothing contained in this section shall prevent the use of normal "for rent" and "for sale" signs as permitted by the [section 29-4.8](#) (signs). Any owner offering property for sale which is located within the HP-O district is required to advise potential purchasers that the property is located within the HP-O district. Any person violating this subsection shall be deemed guilty of an infraction and shall be fined as provided for in [chapter 16](#) of the City Code.

#### *(12) Certificate of economic hardship.*

(i) A person whose application for a certificate of appropriateness has been denied or granted conditionally may apply for a certificate of economic hardship. Alternatively, an application for a certificate of economic hardship may be filed with the application for certificate of appropriateness. Application shall be made on forms provided by the director and approved by the historic preservation commission. If a fully completed application for a certificate of economic hardship has not been acted upon within forty (40) days after the date the application was filed with the director, it shall be deemed approved, unless tabled or continued with the consent of the applicant. No motion to table or continue shall be made without the consent of the applicant. The application shall identify facts which support a determination that denial of the application will deprive the owner of the property of reasonable use of or a reasonable economic return on the property. An application for certificate of economic hardship may include any or all of the information below:

(A) Estimate of the cost of the proposed construction, alteration, demolition or removal and an estimate of any additional cost that would be incurred to comply with the recommendations of the historic preservation commission for changes necessary for the issuance of a certificate of appropriateness;

(B) A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any structures on the property and their suitability for rehabilitation;

(C) Estimated market value of the property in its current condition; after completion of the proposed construction, alteration, demolition or removal; after any changes recommended by the historic preservation commission; and, in the case of a proposed demolition, after renovation of the existing property for continued use;

(D) In the case of a proposed demolition, an estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property;

(E) Applicant may demonstrate with factual data/evidence that the hardship is not self-created. If the property is income producing, the applicant may provide detailed annual income and expense reports for the property for the last two (2) years, rent rates and capitalization rates for the property and comparable properties, and any other pertinent information that would substantiate the applicant's claim concerning economic hardship;

(F) Appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing or ownership of the property;

(G) Any listing of the property for sale or rent, price asked and offers received, if any, within the previous two (2) years;

(H) Assessed value of the property;

(I) Real estate taxes; and

(J) Form of ownership or operation of the property, whether sole proprietorship, for profit or not for profit corporation, limited partnership, joint venture, or other.



(ii) An application for a certificate of economic hardship, if not filed with the application for certificate of appropriateness, must be made within sixty (60) days of a decision on the application for certificate of appropriateness. The director shall schedule the application for consideration by the historic preservation commission within a reasonable time. The director shall conspicuously place a sign on the property giving public notice of the meeting at which the application shall be considered. The sign shall be placed at least seven (7) days prior to the meeting.

(iii) Any person aggrieved by the decision of the historic preservation commission may appeal to the board by filing a notice of appeal with the director within thirty (30) days of the decision of the historic preservation commission. Notice of the historic preservation commission's decision shall be mailed to the applicant unless the applicant or the applicant's agent was present at the meeting at which the decision was made. The board shall provide a hearing and render a decision in accordance with the provisions of RSMo. Ch. 536.

*(13) Continuing validity of certificates.* Certificates of appropriateness and certificates of economic hardship shall become void if the work authorized by the certificate is not commenced within six (6) months of the date of issuance. Certificates of appropriateness and certificates of economic hardship shall be issued for a period of eighteen (18) months and are renewable.

*(14) Variances.* The historic preservation commission may make recommendations to the board to allow variances for standard parking and lot line requirements for property in the HP-O district, where such variances will aid in the retention of the property's historic character and appearance. The historic preservation commission shall also make recommendations to allow designated properties to be utilized for noncomplying uses if such use would serve to perpetuate the viable contemporary utilization of the historic structure.

*(15) Review.* District boundaries and designation status may be reviewed after no less than ten (10) years, at the request of either the historic preservation commission or the petition of the owners of at least sixty (60) of the Boone County tax parcels in the district. After the initial ten-year period, district boundaries and designation status may be reviewed no more often than once every five (5) years.

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- U. S. Codes National Historic Preservation Program, as amended 2002 [www.achp.gov/overview.html](http://www.achp.gov/overview.html)
- State Historic Preservation Office program information: [dnr.mo.gov/shpo.htm](http://dnr.mo.gov/shpo.htm)
- Boone County/Columbia National Register Listing: [www.dnr.mo.gov/Shpo/boone.htm](http://www.dnr.mo.gov/Shpo/boone.htm)
- Certified Local Government Programs, Guidelines for Participating: [www.dnr.gov](http://www.dnr.gov)
- Federal and State Tax Credits, grants, and Other Funding for Preservation: <http://dnr.mo.gov/shpo/TaxCrdts.htm>
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## APPENDX III: GLOSSARY OF TERMS

The following terms are typically used in dealing with historic architecture and the process of reviewing proposed projects against municipal design guidelines.

**Accessory structure:** A detached structure on the same parcel of property as the principal structure, the use of which is incidental to the principal structure, such as a shed or detached garage.

**Adaptive use:** The conversion of older or historic buildings from their original or most recent use to a new use; also repurposing

**Architrave:** The lower-most division of an entablature that rests on the capitals. See also entablature.

**Awning:** A roof-like covering that projects over a door or window to provide shelter from the elements; characteristically they were sloped at a c. 45-degree angle and historically were constructed of fabric, but contemporary materials may include metal or plastic.

**Bay:** Any number of principal divisions of a building that are marked by vertical elements such as windows or doors.

**Bay window:** A window in a protruding bay.

**Beyond repair:** When the level of deterioration of a historic feature or material is so extensive that much of it will be lost as a result of repair, making replacement the best option.

**Board-and-batten:** A wood siding system composed of vertical boards with narrow wood strips placed over the joints where the boards meet.

**Bond:** An arrangement of masonry units (headers and stretchers) laid in a pattern that provides a brick wall with strength, stability, and in some cases, a design or stylistic feature.

**Bracket:** A support projecting horizontally or diagonally under eaves or other overhangs, either decorative or functional.

**Brick veneer:** A non-structural facing of brick, usually of a single width.

**Building:** A permanent structure with a roof and walls created to shelter human activity.

**Building envelope:** The outermost walls and roof of a building that define its overall shape.

**Bulkhead:** (a) A structure on the roof of a building covering a water tank, shaft, or service equipment; (b) A structure, as on a roof, covering a stairwell or other opening; (c) A horizontal or inclined door giving access from the outside of a house to a cellar or a shaft; (d) The lowest section of a commercial display window upon which rests the window itself.

**Canopy:** A projecting roof structure that shelters an entrance to a building.

Capital: The topmost member of a column or pilaster.

Cast stone: Manufactured products that resemble stone, usually composed of Portland cement and stone aggregate, e. g. PermaStone.

Cementitious siding or fiber cement siding: A composite siding material made of cement reinforced with cellulose fibers.

Certificate of Appropriateness: A document issued by a historic preservation commission confirming that a proposed undertaking is appropriate to the character of the individual property and/or the district wherein it lies.

Character: The composite of all those visual aspects and physical features that comprise the appearance of every historic building.

Character-defining feature: Elements such as the overall shape of a building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment.

Cladding: A non-structural material used as an exterior covering on a building.

Clapboard: One of a series of long narrow horizontal boards used to cover the outer walls of frame structures; also known as weatherboard or siding.

Column: A vertical support or pillar.

Context: The historical and cultural background and physical setting of a resource, used to evaluate its significance and integrity.

Contributing resource: A building, structure, site, district, or object with qualities of historical or architectural interest; generally contributing resources date from within the Period of Significance of a resource.

Coping: A flat or sloping cap or covering at the top of a wall.

Corbelling: A slightly projecting, stepped, decorative element on exterior masonry walls.

Cornice: A continuous molded projection that crowns or horizontally divides a wall; also, the uppermost portion of the entablature, which surmounts a column. See entablature.

Deck: (a) The flooring of a building or other structure; (a) A flat open platform, commonly constructed of wood or a composite material and intended for outdoor living at the rear of a house; (c) The structural system to which a roof covering system is applied; (d) The top section of a mansard or curb roof where it is nearly flat.

Demolition: The intentional destruction of all or part of a building, structure, or feature.

Demolition by neglect: When a historic property or part thereof suffers severe deterioration,



potentially beyond the point of repair due to the lack of normal maintenance or repair.

**Display windows:** On a commercial storefront, the windows intended to display goods, usually extending from the transom or cornice/frieze to the bulkhead and consisting of one plane of glass.

**Divided light:** A window or door in which the glass is divided into smaller panes.

**Door frame:** The fixed portion of a door opening comprised of two jambs, a lintel, and a sill.

**Dormer:** A projection on a roof that includes a window; may be gabled, hipped, round, or segmental-arched.

**Double-hung window:** A window with two sashes that slide past each other vertically.

**Eaves:** The edge of a roof that projects over an outside wall.

**Entablature:** A horizontal element that is physically or visually supported by columns or pilasters and is composed of a cornice, frieze, and architrave.

**Façade:** The exterior face of a building which is the architectural front, sometimes distinguished from the other faces by elaboration of architectural or ornamental details; in some cases, the term is modified by “rear” or “side” to refer to other exterior walls of a building.

**Feature:** Any part or characteristic; in terms of architecture, any part or characteristic of a building.

**Fenestration:** The arrangement and design of windows in a building.

**Frieze:** The middle horizontal member of a classical entablature, above the architrave and below the cornice.

**Gable end:** The exterior wall of a building at the peaked end of a gable roof.

**Gable roof:** A pitched roof with two inclined planes having equal angles that meet at a peak in the center.

**Gambrel roof:** A ridged roof with two slopes on each side, the lower roof having the steeper pitch.

**Gazebo:** An open-sided decorative shelter in a garden or park.

**General maintenance:** Ordinary maintenance needed to keep a building or structure in good repair; generally requires minimal or no change in materials.

**Head:** The uppermost member of a door frame or window frame.

**Hipped roof:** A roof that slopes inward from all exterior walls.

**Historic design:** The appearance of a historic feature that is the composite of its materials, construction, and overall form that can be determined by documentary or physical evidence.

Historic integrity: The ability of a property to convey its significance; the aspects of integrity are location, design, setting, materials, workmanship, feeling, and association.

Hood: A projection above an opening to provide shelter or decoration.

Hoodmolds: A projecting molding over the arch of a window or door.

In-kind: A material of the same type.

In-kind replacement: the replacement of a deteriorated element with a matching element of the same material, size, shape, and appearance.

Jamb: Either of the vertical sides of an archway, doorway, or window opening.

Light: A pane of glass in a window or a glazed component of a window.

Lintel: A horizontal structural member, such as a beam, over an opening that carries the weight of the wall above it.

Louver: Overlapping slats that permit air and light to penetrate a building.

Mansard roof: A sloping roof that projects from the wall of a building and has a double slope, the lower slope being considerably steeper than the upper.

Mass, or massing. The overall bulk and shape of a building.

Meeting rail: The horizontal part of each sash in a double-hung window that meets at the horizontal part of the other when the window is closed.

Molding: A slender strip of wood used for ornamentation and finishing.

Monitor roof: Upward projections along the ridge of a gable roof designed to allow light into the interior.

Mullion: The vertical members between the lights of a window or panels of a door.

Muntin: A window framing member that holds glass panes.

Non-contributing resource: A building, site, structure, or object that does not add to the historical significance of a property or district.

Object: A construction, primarily artistic in nature or relatively small in scale and simply constructed, such as a statue or milepost

Oriel: A bay window located above the first floor that does not extend to the ground, sometimes more than one-story in height.

**Panel:** A section that is recessed below or raised above the surrounding area or enclosed by a frame or border.

**Parapet:** A low protective wall that extends above the roofline.

**Parging:** A coat of mortar, stucco, or cement on the surface of a masonry wall.

**Patio:** An open, outdoor paved area adjoining a house and intended for outdoor living.

**Pediment:** A wide, low-pitched triangular element surmounting the façade of a building in a classical style; any similar element used over doors and windows.

**Penthouse:** A structure on top of a flat roof, usually occupying less than half the roof area, used to house equipment, such as HVAC equipment and elevator mechanicals; also, an apartment at the uppermost story.

**Pent roof:** An eave-like projection, usually above the first floor, that protects entrances and windows.

**Period of Significance:** A span of time in which a property attained the significance for which it meets designation criteria.

**Pergola:** An open grid, supported by columns, for growing vines and covering a walkway or sitting area in a garden.

**Piers:** Columns designed to support a load.

**Pilaster:** A shallow column that projects from a wall, often including a capital and base, and intended to frame an opening, delineate the edge of the wall, or divide the storefront.

**Porch:** A covered and floored area on the exterior of a building; also veranda.

**Portico:** A large porch or covered walk with a roof supported by columns or piers.

**Portland cement:** A hard, strong cement composed of calcium carbonate, calcium silicate and calcium aluminate.

**Preservation:** The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property: work generally focuses on maintenance and repair of historic materials and features, rather than extensive replacement and new construction.

**Pressure-treated wood:** Wood injected with preservative chemicals under high pressure.

**Prism glass:** Glass moulded to create a prism to deflect light, such as that manufactured by the Luxfer Corporation for use in historic storefront transoms

**Protection:** The act or process of applying measures designed to secure the physical condition of a property by guarding it from deterioration, loss, or attack.

Quoin: Masonry pieces at the corners or edges of a wall used to reinforce or accent a corner.

Rail: Horizontal members framing a panel.

Reconstruction: The act or process of replacing, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Rehabilitation: The act or process of making possible an efficient compatible use for a property through repair, alterations, and additions, while preserving those portions or features which convey its historical, cultural, or architectural values.

Remodeling: Changing a building without regard to its distinctive, character defining architectural features or style.

Repointing: Repairing existing masonry joints by removing defective mortar and installing new mortar.

Resource: Any building, structure, site, or object that is an element of or constitutes a historic property; also known as “cultural resource” or “historic resource.”

Restoration: The act or process of accurately depicting the form, features, and character of a property or feature as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from its historical past.

Reveal: The part of a feature that is visible, such as the portion of siding that is not covered by the board above or the part of the jamb that is visible between the outer wall surface and window or doorframe.

Rhythm: A patterned repetition or alternation of formal elements (doors, windows, porches, etc.) or motifs to establish a repetitive pattern.

Ridge: The highest point of a roof or the horizontal line where two roof planes meet.

Riser: The vertical portion of a step, perpendicular to the tread.

Roof cladding: The external covering on the top of a building or building feature, such as a porch.

Roof structure: The roof and related upper wall elements, such as cornices and parapet walls.

Sash: The fixed or movable portion of a window in which the panes of glass are set.

Scale: The apparent size and mass of a building’s façade and form in relation to nearby buildings; important factors in establishing the scale of a façade include the physical relationship of its elements, such as the window-to-wall ratio, the shape and size of fenestration, the bonding pattern of the brickwork, and details such as cornices and trim.

**Setback:** The amount of distance a building or portion of a building is separated from a defined point, typically a property line; for the purposes of zoning, a setback is the minimum distance required between a property line and a building or structure establishing the yard requirements that may be different for different zoning districts.

**Setting:** The physical environment that surrounds a building or structure.

**Shed roof:** A roof with only one sloping plane.

**Sidelight.** A narrow window adjacent to a door or larger window and the same height as the door or window.

**Signboard/signband:** On a commercial storefront, the portion, generally above the door and display windows, reserved for the placement of signage.

**Significant or significance:** The evaluation of a historic resource for qualities of historical or architectural value.

**Sill:** A horizontal element at the bottom of a wood frame structure that rests on the foundation; can also be the horizontal bottom member of a window, door, or other frame.

**Site:** Location of a significant event, a prehistoric or historic occupation or activity, associated with a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure; sites may have a temporal reference, such as historic sites or archeological sites.

**Soffit:** The exposed undersurface of an overhead building component, for example, where a roof projects beyond a wall.

**Soldier course:** Bricks placed in an upright course, with the narrow edge facing outward.

**Spandrel glass:** A type of clear glass with an opaque colored coating on the back face.

**Stabilization:** Work to halt deterioration of a building by making it weather tight and structurally stable before more extensive rehabilitation can begin.

**Standing-seam metal roof:** A sheet metal roof with vertical folded seams joining adjacent panels; the parallel seams run along the slope.

**Stile:** Various vertical members that frame a panel.

**Stile and rail door:** A door assembled from stiles, rails and one or more panels; also frame and panel door

**Stoop:** An uncovered platform near to the ground at the entrance to a building.

**Streetscape:** The composite visual image of a street, including the buildings, paving, utilities, signs, street furniture, plantings, and other design elements.



Street wall: The line formed by the façades of buildings set back a common distance from the street.

Structure: a functional construction made for purposes other than creating shelter, such as a bridge.

Stucco: Plaster applied on the exterior of a building.

Synthetic slate: A roofing material intended to resemble slate shingles.

T-111 (Texture-111): A pressed wood product available in sheets, rather than boards, which is applied as siding on buildings; T-111 may be scored in an attempt to resemble wood siding.

Terra cotta: Fired ceramic clay used for architectural elements.

Texture: The visual qualities of a building's surface separate from its color.

Tongue-and-groove: Wood boards that are milled to interlock with adjacent boards to create a tightly-spaced floor surface; the tongue of one member is inserted into the groove of the adjacent board.

Transom: A window or series of windows located above a door.

Tread: The flat portion of a step where one's foot settles as one ascends or descends a staircase.

Trim: Finished woodwork used to decorate, border or protect the edges of openings, such as doors and windows.

Vent: An opening intended to move air in or out of a building that may be covered with a louver on the outside wall; also, a stack that allows vapor or gases to escape from a building.

Veranda: A covered and partly enclosed porch or balcony extending along the sides of a building and used for natural ventilation and shading.

Vernacular architecture: Architecture that makes use of common regional or traditional forms and materials from a particular place and time, typically built by one without formal architectural training

Wall dormer: A dormer with a front wall that is the vertical extension of the building wall.

Weatherboard: Horizontal wood siding used as an exterior sheathing on wood frame or timber frame buildings.

Window frame: The fixed portion of a window opening comprised of two jambs, a lintel and a sill.

## APPENDIX IV: NATIONAL REGISTER DETERMINATIONS OF ELIGIBILITY

Property Name	Address	DOE Date	Criteria	Area	Determination	DOE Source
Venetian Blind Service Bldg	916 E Walnut	8/4/2004	A: Event or Trend	Commerce	Yes	Individual Submission
Diggs Building	1107 Hinkson Avenue	1/3/2007	A: Event or Trend	Industry	Yes	Individual Submission
Stone Receiving Vault	30 East Broadway	1/14/2000 & 12/12/2000	C: Architecture	Architecture	Maybe Individual	Individual Submission
C.B. Miller Shoe Store	823 E Broadway	12/8/1995			No	Individual Submission
Elkins House	315 N 10th St	11/16/1995	C: Architecture	Architecture	Yes	Individual Submission
Garth, James M. and Edna B. House	110 S Glenwood Avenue	5/11/1995			No	Individual Submission
Manual Arts Workshop	Stewart Rd/ South 5th St	8/14/2008			No	Individual Submission
Stephens College, South Campus	SW corner Broadway/ College	1/3/2005	A: Event or Trend, C: Architecture	Education/ Architecture	Yes	Individual Submission
Ripley Street Daycare	103 Ripley Street	12/11/2002			No	Individual Submission
Frederick Apartments	1001 University Avenue	6/24/2004	C: Architecture	Architecture	Yes	Individual Submission, Locust Survey
Hetzler Brothers Packing Company	320 E. Broadway	6/24/2004			No	Individual Submission
E.F. Heidman Home	709 W. Broadway	05/01/2007 & 4/26/2007	C: Architecture	Architecture	Yes	Individual Submission
Fisher, Annie, House/ Wayside Inn	2911 South Old Highway 63	9/17/2010	A: Event or Trend, B Significant Person	Commerce. Ethnic Heritage	Yes	Individual Submission
SAE House/ Welch Military Academy	24 E Stewart Road	11/19/2013	C: Architecture	Architecture	Yes	Individual Submission
Crowder Hall	918 Tiger Avenue	12/15/2021	A: Event or Trend, C: Architecture	Architecture, potential Military and/or Education	Yes	Individual Submission
Jewell Cemetery State Historic Site	South Providence Road	2012			Yes, District and Individual	Section 106 Project
Columbia Historic Preservation Commission	1312 West Broadway	2012			Maybe Individual	Section 106 Project
	121 North West Boulevard	2012			Maybe Both	Section 106 Project
Dumas Apartments	413 Hitt Street	2012			Yes Individual	Section 106 Project, Locust Survey
Margaret Holtendorff House	211 Bingham Road	2012			Yes Both	Section 106 Project
Margaret and Sidney Neate House	201 East Brandon Road	2012			Yes Individual, Maybe District	Section 106 Project
Perry and Ella Phillips House	711 Thilly Avenue	2012			Yes Individual	Section 106 Project

George and Margaret Rollins House	809 South Providence Road	2012			Yes Individual, Maybe District	Section 106 Project
Welch Military Academy	24 East Stewart Road	2012			Yes Individual	Section 106 Project
	117 North West Boulevard	2015			Maybe District	Section 106 Project
Black's Ford Bridge	Capen Park Drive	2013			Yes Individual	Section 106 Project
George & Margaret Rollings House/Pi Kappa Psi		2017	C: Architecture		Maybe District	Section 106 Project
Belvedere Apartments	206 Hitt Street	2009	C: Architecture			Locust Historic Area Survey
Beverly Apartments	211 Hitt Street	2009	C: Architecture			Locust Historic Area Survey
Robert E. Lee School	1208 Locust Street	2009	A: Event or Trend, C: Architecture			Locust Historic Area Survey
Potter's Cities Service Station	922 E. Business Loop 70	2019	C: Architecture			North-Central Neighborhood Phase II
Frozen Gold Ice Cream Plant/Warehouse	1206-8 E. Business Loop 70	2019	A: Event or Trend, C: Architecture			North-Central Neighborhood Phase II
Eugene Field Elementary School	1010 Range Line Street	2019	C: Architecture			North-Central Neighborhood Phase II
David Hickman High School	1104 N. Providence	2019	A: Event or Trend	Education		North-Central Neighborhood Phase II
Engineering Surveys and Services	1203 Fay Street	2019	C: Architecture			North-Central Neighborhood Phase II
Knipp Construction Company	1204 Pannell Street	2019	A: Event or Trend, C: Architecture	Commerce and Architecture		North-Central Neighborhood Phase II
	214 St. Joseph Street	2017	C: Architecture	Architecture		North-Central Neighborhood Phase I
The Walnut Building	1001 East Walnut Street	2017	C: Architecture	Architecture		North-Central Neighborhood Phase I
Walter Miller House	1516 Wilson Avenue	1994				East Campus Neighborhood Survey
	803 Alton Street	2021				North-Central Neighborhood Phase III
	Hughes Hall, Columbia College	2021				North-Central Neighborhood Phase III
Gray's Addition	Greenwood Avenue	2012			Maybe District	Section 106 Project
Garth's Addition Historic District		2006	C: Architecture	Architecture		Garth's Addition Survey
Providence Family Townhomes/Jesse Wrench Apartments Historic District		2017	A: Event or Trend	Ethnic Heritage Planning, Community		North-Central Neighborhood Phase I

Columbia College Historic District		2017	A: Event or Trend, C: Architecture	Education, Social History		North-Central Neighborhood Phase I
Otto Court Historic District		2017	C: Architecture	Architecture		North-Central Neighborhood Phase I
Hubbell Place Historic District		2017	C: Architecture	Architecture		North-Central Neighborhood Phase I
Douglas School Urban Renewal Area Historic District	NW coener of Park Ave. and N. Providence Rd. (163)	2017	A: Event or Trend		Maybe District	Section 106 Project
Douglas Park Aquatic Center Historic District	SE corner of the intersection of Rogers St and 163	2017	A: Event or Trend		Maybe District	Section 106 Project, North-Central Neighborhood Phase I
Providence Road Colonial Revival Historic District	SW of Bingham Rd. and S. Providence Rd.	2017	C: Architecture		Maybe District	Section 106 Project
Providence Road Colonial Revival Historic District	W of Kentucky Blvd. and S. Providence Rd.	2017	C: Architecture		Maybe District	Section 106 Project
Columbia West Historic District	Roughly bounded by W. Broadway, Garth Ave., Rollins Rd., & West Blvd.	1/28/1980		FALSE	Eligible	Federal DOE: Federal Highway Administration
Columbia Wabash Depot Building and Freight House	126 E. Tenth St.	7/24/1978		FALSE	Eligible	Federal DOE: Interstate Commerce Commission