



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 3, 2022

Re: 910 & 912 E. Walnut Street - Historic Landmark and HP-O District Designation (Report)

Executive Summary

The Historic Preservation Commission is seeking Council authorization to pursue local historic landmark and HP-O (Historic Preservation Overlay) district status for the properties located at 910 & 912 E. Walnut Street.

Discussion

In April 2018, City Council requested input from the Historic Preservation Commission (HPC) on the historic value and nature of the properties at 910 & 912 E. Walnut. The City's Solid Waste Division was finalizing a contract to purchase the property for use as a refuse and recycling collection site. The property was planned to be subdivided into two lots - one would house the Solid Waste collection site and the remainder of the property, including the existing structures, would be resold.

The report from the Historic Preservation Commission was to include a recommendation for Council's consideration as to what protections should be placed on the structures, if any, while under City ownership. In May 2018, the HPC presented a letter of recommendation to City Council. The letter of preliminary findings by the HPC indicated that the home at 910 E. Walnut was built by a local businessman, Cecil Fuller Crane, and the home occupied by Crane and his family. The home played many different roles throughout history, as a family home, a boarding house during the Great Depression, and later as student/workforce housing.

Upon examination of the Crane Building (910 E. Walnut) the Commission noted a number of interior elements such as the original fireplace, French doors, trim, bannister, and an original mail-slot door. Exterior elements the HPC wished to protect included the facades of both buildings, generally, and the arched lintels, and stone sills that frame the window openings in the Crane Building. The Cho Building, unfortunately, has been extensively modified on the interior and has few distinguishable elements on the outside, but actually holds a higher level of historical significance upon examination of the property's provenance.

The commercial space at 912 E. Walnut has since been further researched by the HPC, and found to be originally the location of a dry cleaning business owned and operated by the first Korean student and graduate of the University of Missouri, Mr. S.K. Cho. Preliminary research indicates that Mr. Cho and his family occupied the original residential space above the family business for some time before moving to accommodate their growing family.



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The original recommendation by the HPC was that the City nominate both 910 & 912 E. Walnut for listing on the National Register of Historic Places. However, at the October 5, 2021 meeting of the HPC the Commission reviewed the two properties and voted to recommend creation of a local Historic Preservation Overlay District (HP-O), recognizing both the Cho Building and the Crane Building as local landmark historic structures, as well as including restrictions on the deed for each property to mirror the proposed landmark regulations.

Local HP-O and landmark restrictions were written to mirror those of the NRHP (National Register of Historic Places). While the overlay offers only modest protections, landmark status permits the regulation of interior elements of the buildings, such as the items the HPC listed for protection within the Crane Building. The Commission believes that the Cho Building better rises to the level of historical significance given its history, but the Crane Building maintains many of its original design elements on the interior, justifying the landmark designation and stringent regulation on both addresses.

If Council wishes to pursue the HPC's recommendation for local landmark designation and creation of an HP-O district such action would require authorization by the Council, a public hearing on the establishment of the HP-O zoning designation by the Planning and Zoning Commission and final approval by the Council on the overlay designation. If directed, staff will immediately work with the HPC to prepare the appropriate documents for the Planning Commission's review.

The Historic Preservation Commission discussed this item at their December 7, 2021 meeting and requested that the city begin the landmark designation and HP overlay process. Excerpts from the April 16, 2018 Council meeting, the HPC's letter of recommendation to Council, and staff's report to the HPC seeking an alternative method to NRHP listing for protection of the properties are attached for Council review.

Fiscal Impact

Short-Term Impact: None anticipated.

Long-Term Impact: None anticipated

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Economic Development, Tertiary Impact: Livable & Sustainable Communities



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Legislative History

Date	Action
5/21/2018	B 72-18: Authorized the contract for the acquisition of property located at 910/912 East Walnut Street, to be used by the Solid Waste Division for a collection site for refuse, cardboard and container recycling in the Downtown CID; appropriating funds.
4/16/2018	B 72-18: Tabled to allow Historic Preservation Commission review.

Suggested Council Action

Direct staff to proceed forward as recommended by the Historic Preservation Commission.