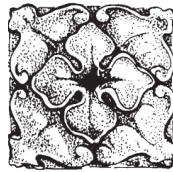
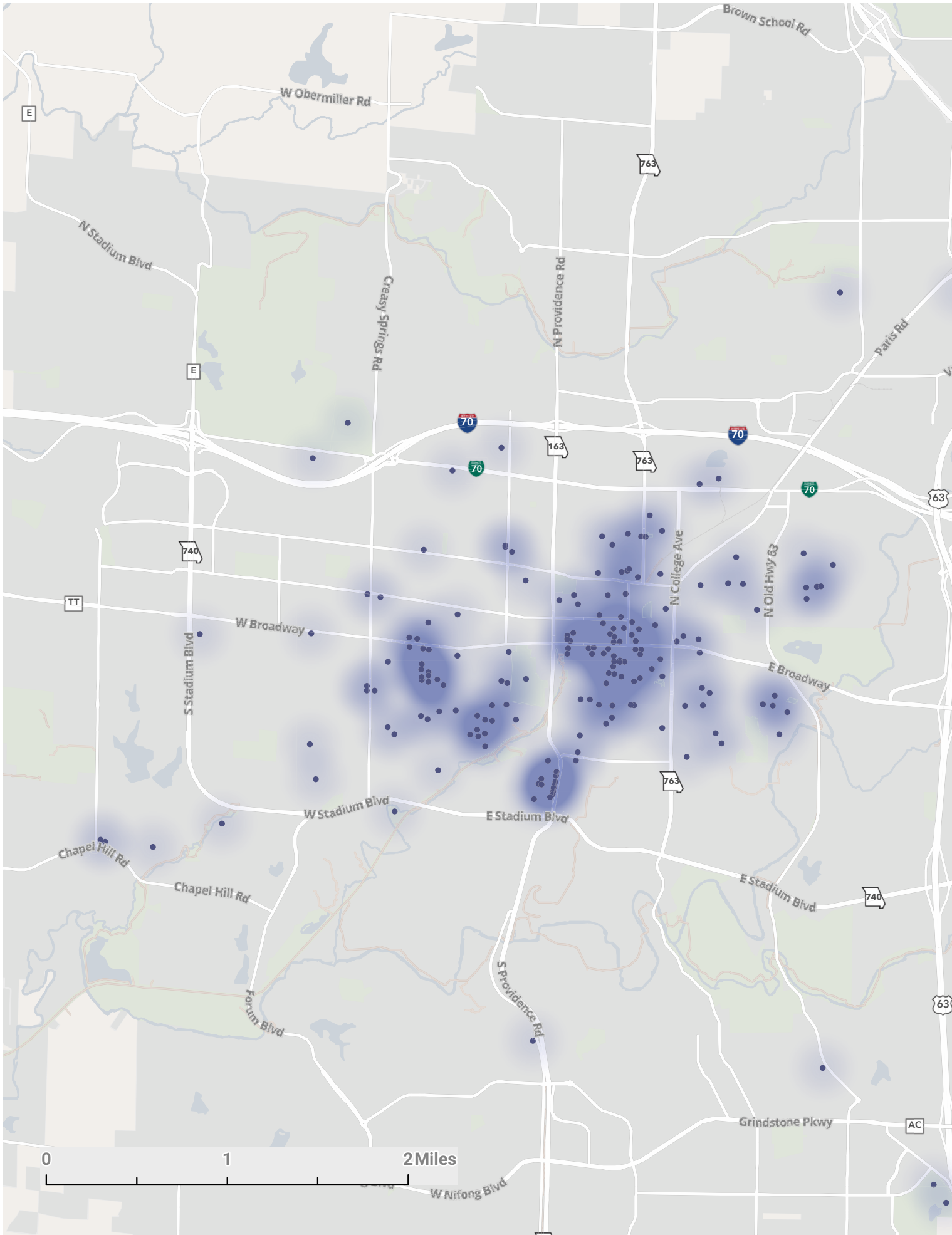


CHAPTER 5: LOCAL HISTORIC DESIGNATIONS



HISTORIC DESIGNATIONS



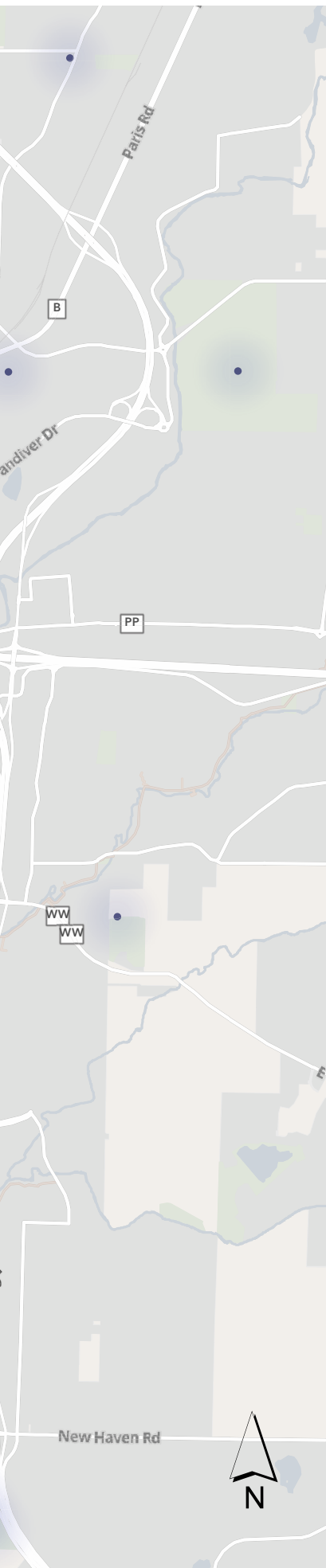
Most Notable Properties

In 1998 the Columbia HPC instituted an annual program to honor the city's historically, or architecturally significant, 'notable properties,' as delineated in their powers and duties.

[Columbia Unified Development Code, Section 29-2.3(c)(3)]

Most Notable Properties are historically researched and photographed. All property research is held in the public record, and is available upon request. An inventory form and front facade photo for each property are available via the [Historic Properties Viewer](#). Property owners receive a report and a plaque recognizing the historic nature of their property, and honoring their stewardship of its inherent history.

The historical research and analysis can assist property owners in understanding the historical context of their property, their neighborhood, and our community, and even ease the application process for local historic preservation overlays (HP-Os) or the National Register. The honorary status of Most Notable Historic Property serves as an incentive to property owners interested in rehabilitating and preserving historic properties. At the time of this report, the number of historic properties recognized and catalogued in the Most Notable Properties program is approaching 220, including religious, institutional, public and private properties, and even brick streets.



Historic Brick Streets

November 3, 2015 (R 136-15)

Council revised the brick streets maintenance policy to include provisions for the reconstruction of existing brick streets that are disturbed by construction activities. The policy resolution established the core brick street zone, which expanded some protections, in the area from Ash Street to Rollins Street, and between Fourth Street and College Avenue.

| Exposed Brick | Covered Brick |
|----------------|---------------|
| Bouchelle Ave | Ash St |
| Cherry St | Broadway |
| Glenwood Ave | Cherry St |
| Lee St | Conley Ave |
| Sanford St | Eighth St |
| Seventh St | Elm St |
| Short St | Fifth St |
| University Ave | Hinkson Ave |
| Waugh St | Hitt St |
| | Missouri Ave |
| | Ninth St |
| | Paquin St |
| | Paris Rd |
| | Range Line St |
| | Rollins St |
| | Sixth St |
| | Tenth St |
| | Tiger Ave |
| | Virginia Ave |
| | Walnut St |
| | Waugh St |
| | William St |
| | Willis Ave |
| | Windsor St |

African-American Heritage Trail

After the conclusion of the American Civil War in 1865, with Columbia mostly segregated, Blacks began building their own businesses and institutions where they worked, shopped and socialized. The African American Heritage Trail is a tour of this historic area, which changed dramatically in the 1960s after a controversial program known as urban renewal eliminated many black-owned homes and enterprises.

The trail includes more than 20 informational markers highlighting people and institutions significant to the city's history. Completed in 2020, the project was spearheaded by the

Sharp End Heritage Committee, in collaboration with Columbia Parks and Recreation, and with financial support from several local businesses and individuals.

The founding Sharp End Heritage Committee members were Chairman James Whitt, Vice Chairmen Barbra Horrell and Vicki Russell, Sehon Williams, Ed Tibbs, Rev. David Ballenger, Larry Monroe, Ken Greene, Amy Schneider, Toni Messina, James Gray, Katie Essing, Mary Beth Brown, Annelle Whitt, Rachel Bacon, JJ Musgrove, Anthony Stanton and Tyree Byndom.

Heritage Trail Markers

1. Introduction Marker

2. Trailhead Marker

3. Committee Marker

4. Stewart Road Bridge

Near this place James T. Scott, a Black janitor in the medical school at MU, was killed on April 19th, 1923. A mob brought Mr. Scott to the bridge, placed a noose around his neck, and pushed him over the railing while hundreds of spectators watched. MU's presence and alleged student involvement in Mr. Scott's murder stirred public outrage and made front-page news across the U.S. Although charges were filed against the leaders of the mob, none were convicted.

5. Cemetery Hill

Until the late 1950s, Cemetery Hill was largely populated with Black homes. Adjacent to Columbia Cemetery on the east, it was bordered by Broadway on the north and Providence Road (originally Third Street). The Columbia Land Clearance for Redevelopment Authority designated the land for redevelopment, citing substandard conditions, including lack of electricity and plumbing in the houses and open sewers. Some 450 people had to relocate, but Columbia housing remained segregated at the time, and options were limited for Blacks. Many Cemetery Hill residents moved into new public housing units, and the land was later cleared for commercial development.

6. Columbia Cemetery

Gravesites for Blacks were initially segregated in the south-central end of Columbia Cemetery near the intersection of Boone Road and Todd Drive. Prominent Blacks buried in this section include famed ragtime pianist and composer J.W. "Blind" Boone and wife Eugenia; successful Columbia businessman and community leader John Lange Sr. and wife Louisa; nationally acclaimed horticulturalist Henry Kirklin; Columbia's first Black police officer Ernest D. Boone Jr. and James T. Scott, who was lynched from the former Stewart Road bridge in 1923.

There is also several unmarked graves of former slaves and at least 42 graves of Columbia's members of the U.S. Colored Troops of the Civil War. Members of the 62nd Colored Infantry and the 65th Colored Infantry helped found and finance Lincoln Institute (now Lincoln University) in Jefferson City.

7. Trubie's Market and Dr. McAllister

Trubie's Market, 115 N. Garth, was owned by Trubie (Edwards) Smith from the early 1940s to the mid-1960s. It was one of few neighborhood markets serving Blacks and one of the few women-owned businesses in the city then. "Ms. Trubie," who was white, knew everyone by name, including the children. When kids went to the store for treats, parents would call ahead and tell Ms. Trubie how much each could spend. She then advised each child accordingly.

Dr. Leroy McAllister (1894–1973) was Columbia's only Black dentist, serving people of all races from his home office at 200 N. Garth, which stands today. A graduate of Meharry Medical College in Nashville, TN, Dr. McAllister practiced from the 1930s to the 1960s. Considered a Renaissance man, he was strict about dental hygiene and opened his office at any hour to care for ailing patients. Born in Sedalia, he served overseas in WWI as a Corporal in the U.S. Army.

8. Douglas Football Field

Douglass Football Field serves as both the location for the Douglass High School Bulldogs football games and also a community gathering site from the early 1900s until the school was integrated with Hickman High School after the 1959-60 season. Notable coaches included Roland Wiggins, MD and true son George C. Brooks.

9. McQuitty House

The style of the McQuitty House was once common because it was affordable. It was called a “Shotgun” house because the rooms are arranged in single file with doors aligned so that one could presumably shoot a gun through the front door and the bullet would exit the back door without hitting walls.

Located on the NE corner of Garth Ave. and Worley St., the house was built in the early 1900s by local builder/developer Luther W. McQuitty. His mother was born a slave on the McQuitty farm in about 1850 and he was raised with that family, which emigrated here from Kentucky. He and his wife, their children and successive generations lived in the home for decades and it became a popular, safe place for children to gather after school.

In 2008, it was purchased and donated to the Boone County Historical Society’s Village at Boone Junction.

10. Kirklin Home

HENRY KIRKLIN (1858-1938) was a prize-winning, internationally acclaimed horticulturalist. Born a slave in Columbia, he was freed at age 5. At age 14, he worked at Joseph B. Douglass’ nursery, learning from European gardeners. Later, as a gardener and greenhouse supervisor at the University of Missouri, he taught students his “fine art of pruning and grafting.”

Kirklin is thought to be the first Black to teach at MU but “unofficially”; Blacks were denied teaching positions then. Early on, he built a garden at his mother’s home at 107 Switzler Street and gradually acquired additional land for his multi-acre, “magnificent” garden. From there, he sold produce and plants to Columbians and local businesses.

He was among Columbia’s most successful businessmen, which earned him the right to vote. His list of accolades is lengthy.

11. Third Street Market, Blue and White Cafe, and the Harvey House

From the 1930s through the 1960s, the two buildings located on the west side of 3rd Street between Pendleton & Switzler were a hub for family and commerce in Columbia’s Black community. A one-story, brick building housed the Third Street Market (later Jake’s Store) and the Blue & White Café.

Area residents bought groceries at the market, including ring bologna from the butcher Archibald. The legendary Blue & White hotdogs and hamburgers were deftly served up by “Pop” Britt from his “one-man” grill. Douglass students frequented both locations before school and at lunchtime. After 5 p.m., the Café became a juke joint for adults only. The Harvey House stood at 417 N. 3rd Street. Owned by William Harvey, the rooming house was home to both Columbians and travelers for more than 20 years.

The house was cited in The Negro Motorist Green Book as one of few places to offer lodging to Black travelers passing through Columbia. Both buildings were torn down during the Douglass School Urban Renewal Project of the 1960s.

12. Doby Flats, Wiggins Medical Clinic, Community Shoe Shop, and McQuitty's Barber Shop

Stephen Doby, born on a S. Carolina plantation in 1854, came to Columbia about 1915. He built/owned Doby Flats (residential buildings) nearby and other houses.

WIGGINS MEDICAL CLINIC – Doby's daughter Ruth, a legendary teacher at Douglass School, married Dr. Roland Wiggins in 1951. He taught and coached sports at Douglass and, after earning two master's degrees, became the Missouri State Superintendent of Negro Schools (1937). He received a medical degree from Meharry Medical School (1947) and was a Fulbright Scholar in France. Circa 1954, he opened a medical practice in their home, 3rd and Ash. He built an office at 115 N. Providence after Urban Renewal, providing medical care for Blacks for 30+ years.

The Community Barber Shop (circa 1940s) and McQUITTY'S BARBER SHOP (circa 1930 – 1961) operated nearby. They were owned by Hildred Richardson and Tom McQuitty respectively.

13. Rufus Logan

Rufus Logan was editor of "The Professional World," the first Black-owned newspaper in Columbia. It appeared for about 20 years, starting in 1901. The newspaper covered career advancements of Black professionals, businesses and events such as a visit by Booker T. Washington and a Blind Boone concert.

14. Cummings Academy

Soon after the Civil War ended, CUMMINGS ACADEMY opened at Third & Ash with support from John Lange, John Lange Jr., William Switzler, the Freedman's Bureau and the Black community. Switzler, editor of the Columbia Missouri Statesman, attended the 1869 commencement and wrote the school was one of the best conducted in the state.

Charles E. Cummings was principal from the start (1866-67) until 1876. As the first school for Black children in Columbia, it opened with 63 students and was seen as a significant catalyst for increased opportunities for blacks. By 1885, the academy was overcrowded. The Columbia Public School District authorized the construction of a new school on Park Avenue. It was named Excelsior School (pictured) and soon renamed Douglass School.

It quickly grew from 291 to more than 400 students.

15. Noble's Merchandise Exchange and Coleman's Properties

Alvan B. Coleman (1897–1968) owned COLEMAN COAL AND SALVAGE, TIGER THEATER, TIGER LOUNGE and other real estate. His father, James B. Coleman, was principal at Douglass School; his mother Julia taught there. Until Urban Renewal, the family home at 401 E. Park Ave. stood in front of the salvage yard. Their nearby commercial building housed Coleman's Laundry, a beauty shop and barber shop. Lewis M. Noble, a real estate developer and entrepreneur (1930s-1970s), owned NOBLE'S MERCHANDISE EXCHANGE at 308 E. Park Ave.

It was a waste-paper processing plant and also sold furniture, wood and coal. He relocated the business after it burned down (1948) and built a skating rink for Blacks on the site. William R. Washington (1883–1960) owned and operated the KOZY SHOP, 308 E. Park Ave. (late 1950s), selling snacks to Douglass students.

16. Beulah Ralph Memorial

In loving memory of Mrs. Beulah Ralph. Community leader, mentor, and educator for 58 years with the Columbia Public School District. During this time she developed and directed the Home School Communicator Program.

This program, Mrs. Ralph's contribution to Columbia's Civil Rights era, was designed in 1967 to advocate education and opportunity for all. Countless youth and families benefitted from her guiding hand, tireless dedication, and high expectations. "If there ever was a person who carried the zeal for fostering individual dignity, racial equality, understanding, peace-making and solving problems through non-violence, it was Beulah Ralph." - Columbia Mayor Darwin Hindman

17. Douglass Pool and Park and Original Russell Chapel

A city park in the Black community was included in official City of Columbia plans as early as 1935. For years, families had enjoyed outdoor summer activities at Douglass School, including baseball, softball, dances and picnics.

Support for a more developed public recreational area gained ground in August 1938 when Columbia received a federal Public Works Administration grant to build a swimming pool specifically for the Black community. After much debate over location, the city built the pool adjacent to Douglass School. It was dedicated on June 18, 1939 and operates today as the Douglass Family Aquatic Center.

Eventually, a city park was developed as part of the Douglass School Urban Renewal Project in the late 1950s. To make space for the park, most homes on 4th Street between Hickman and Park Avenues were moved or torn down. One of the razed buildings was Russell Chapel Church, which was built in 1927 and located at 401 E. Pendleton. In the early 1960s, the church relocated to a new building at 2nd and Ash. Douglass Park opened in 1966 and included tennis and handball courts, a merry-go-round, basketball goals and swings.

18. St. Paul AME

St. Paul AME Church, founded in 1880, has roots to 1867 when about 30 people began to meet in a blacksmith shop. The first church was at Fourth and Ash streets.

The new (current) church at Fifth and Park streets opened in 1892 and was placed on the National Register of Historic Places in 1980. Both churches were spiritual and social hubs and actively created educational opportunities for Black children.

19. Annie Fisher House

Annie Fisher (1867 – 1938) was heralded nationally for her business success. One of 11 children born in present-day Columbia to former slaves Robert and Charlotte Knowles, Annie worked as a child rocking cradles for white families. She learned to cook in their kitchens and became a legendary caterer with her own business.

Her services were in high demand and she reportedly owned 1,000 place settings of china, crystal and cutlery. She became famous for her "beaten biscuits," which she sold locally and by mail for about 15 cents a dozen. Annie invested her profits in her business and real estate. By the 1920s, she owned 18 rental houses and her family farm, and built two mansions that rivaled any home in Columbia.

Her beautifully appointed 14-room brick mansion at 608 Park Avenue was demolished in the 1960s during Urban Renewal. Her second mansion was an elegant house located on Old Highway 63, where she operated a popular "chicken-dinner" restaurant.

Annie put her only child, Lucille, through college. Annie Fisher died a wealthy woman, with a newspaper reporting she was "a specialist in two kinds of dough – the kind that makes beaten biscuits and the kind that swells a bank account."

20. Nora Stewart Nursery School and Monta's BBQ

Nora Stewart School opened in 1933 as the Negro Nursery School at 401 Park Ave. J.B. Coleman, an educator, owned the house and knew working parents needed a place for their children during the day. The school moved to the St. Paul AME Church and other sites. Amanda Estes, a Douglass teacher, was hired as the sole teacher. She inherited property at 505 E. Ash from her foster mother Nora Stewart and opened a new school there in 1954, retiring in 1965.

Monta K. Ralph (1904–1959), known as “The Barbecue King,” owned MONTA’S CHICKEN AND RIB SHACK at 205 N. Fifth St. (1931-1961). In its heyday, the Rib Shack sold more than 400 rib orders on weekends plus chicken, mutton, fish, pork, venison and raccoon. He said his legendary BBQ sauce was “a little bit of this and little bit of that.” The business closed during Urban Renewal.

21. George Bush Lynching at the Courthouse

On September 7, 1889, a white mob abducted a Black teenager named George Bush from the county jail in Columbia and lynched him. He was only 17 or 18 years old when he was killed. On September 5, Mr. Bush was arrested and held in the county jail for having allegedly “mistreated” a white girl. The allegation infuriated the white community and “muttered threats of lynching” began to circulate. Despite their legal duty to protect Mr. Bush, law enforcement officers failed to take precautions. On the evening of September 6, a mob of about 25 armed white men surrounded the jail, kidnapped Mr. Bush, and carried him to the courthouse next door.

They tied a noose around his neck, gagged him with a large stick, and hanged him from a second-story window. A deputy sheriff who watched the mob lynch Mr. Bush did not attempt to intervene. The mob pinned a note to Mr. Bush’s chest that read, “Don’t cut this down till 7 a.m. This is what we intend to do with all who commit this crime” - disregarding the fact that Mr. Bush never had the opportunity to defend himself at trial. The mob further warned that anyone who exposed the mob members’ identities would “be dealt with in the same manner.” Despite the mob’s lawlessness and continuing threats to menace the community with lynching, none of the mob participants were held accountable for lynching George Bush.

This marker is supported by and part of the Equal Justice Initiative (<https://eji.org/>) and the Community Remembrance Project of Boone County (<https://crp-mo.org/boone-county-coalition>).

22. John Batiste Lange Sr.

Born in Louisiana, Lange moved to Columbia in 1850 to be with his enslaved wife Louisa and their children when their owner was named president of the University of Missouri. Lange operated a butcher shop and during the Civil War provided meat for the Union Army. He acquired considerable property and in 1869 moved his business to Broadway, making it Columbia’s first modern grocery store.

23. Sharp End

From the early 1900s to the 1960s, the Sharp End business district was a city within a city for Columbia’s Black community. Stretching from Fifth to Sixth streets on both sides of Walnut Street, Sharp End was a robust business center with Black-owned restaurants, meeting halls, barber shops, bars and more.

In its prime, it was broadly known as the cultural heart of the Black community, which included churches, schools, homes and social clubs. Sharp End was all business: children were not allowed there without parental supervision until they turned 18. Entering Sharp End without an adult was considered a rite of passage. Sharp End was a destination for visitors and the place for Black adults to work, dine and socialize.

It was demolished during urban renewal, which suddenly and dramatically removed the nucleus of this self-contained Black business community.

24. Original St. Lukes Church

ST. LUKE METHODIST CHURCH was founded in about 1866 and, by 1886, met in a log house on Fifth Street near Walnut. By about 1922, the congregation moved into the only stone church built by Blacks in Columbia. The church was used as a community meeting place but struggled financially at times.

After it was condemned, the church moved to an Ash Street location and continues today at 204 E. Ash Street.

25. Ed Tibbs Building

TIBBS BUILDING – Built about 1940 at 17/19 Fifth St., the building housed Vess Bottling Co. Around 1960, Urban Renewal began displacing numerous Black-owned businesses nearby.

One of few to escape demolition, the building was purchased in 1962 by Edward “Dick” Tibbs, a Black businessman (pictured). Tibbs rented to black-owned businesses, including Ballenger’s Barber Shop (Ernest Ballenger Jr.), Esquire Barbershop (Larry Monroe) and Green Funeral Home (Sylvester Thornton) until about 1980.

Tibbs owned and leased other properties, co-owned Central Marketing and Green Tree Tavern with Alvin Coleman in the 1930s-40s and operated Deluxe Billiards Hall in the 1950s. In 2018, the building remained in the Tibbs family and is a rare link to the Columbia history of 20th-century Black commerce.

26. McKinney Building

McKINNEY BUILDING - Built in 1917 by Columbia Black businessman Fred McKinney, the two-story building housed various businesses at street level. When completed, the building was heralded as “well finished” and praised for being among the first to offer public restrooms. The second floor was known as McKinney Hall.

In the 1920s–1940s, the Hall was “the hottest spot in town for black musicians.” Legends such as Ella Fitzgerald, Dizzy Gillespie, Louis Armstrong and Billie Holiday performed there. Patrons entered the Hall by using a back stairway and paid 25-cents at the door.

After McKinney’s death, the Hall closed. In the 1950s, it was converted to a chicken hatchery with retail businesses located on the first floor, including Tony’s Pizza and Foster’s Key and Repair, which repaired bicycles for Black children at no charge.

27. Blind Boone Home & Second Missionary Baptist Church

The John William “Blind” Boone Home and the Second Missionary Baptist Church. During the early 20th century, the buildings at 4th and Broadway provided space where faith, music, and community converged.

At 10 North 4th Street stands the home (c. 1890) of John William “Blind” Boone, a composer and concert pianist. His manager, John Lange Jr., built the home as a wedding gift for Boone and Lange’s sister, Eugenia. After Boone’s death in 1927, the house became the Stuart Parker Memorial Funeral Home and later the Warren Funeral Chapel. The City purchased it in 2000 and the John William “Blind” Boone Heritage Foundation curates the home.

The Second Missionary Baptist Church (c. 1894) had its beginnings in the home of John Batiste Lange Sr. in 1866 before moving to Cummings Academy, the first school for black children in Columbia. The school was named after Charles C. Cummings, the city’s first Black teacher and principal, who also served as one of the first pastors of the church. Cummings was married to Cynthia Lange and both buildings represent the impact the Lange family had in Columbia.

28. Miles Manor

Established in 1959, Clara Miles had a dream for local African American families to have a place to call their own. Clara Miles, a prominent African American leader whose efforts helped lead to the end of segregation and passage of a Fair Housing Ordinance, led the establishment of a corporation

to construct Mile Manor in 1959. By 1962, Clara's dream had become a reality and the Miles Manor neighborhood was established.

The subdivision brought homeownership opportunities to 10 local African American families in a time where segregation and discrimination in housing limited housing opportunities for families of color. Seven of the original families that became part of Clara's dream still own homes and live within the subdivision in 2020. The homes in this development stand as a testament to the efforts of Clara Miles and many other local African American leaders involved in the creations of Miles Manor.

29. MLK Memorial at Battle Gardens

For many years, Columbia citizens dreamed of creating some type of memorial to honor the life of Dr. Martin Luther King, Jr. To begin to make the dream a reality, in February, 1988 the Columbia City Council appointed a committee including Liz Schmidt, Allen Tacker, Raymond Prince, James Gray, Tony Holland, Matthew Tyler and Janet Ruthenburg. During public hearings, citizens were asked to envision a memorial that would demonstrate a commitment to Dr. Martin Luther King's dream of freedom, equality and justice for all Americans.

Liz Schmidt, George Farris, Beulah Ralph, and Tony Holland served as the four members of the second task force named by the Council in June, 1988, tasked with developing a plan to appropriately honor Dr. King, as well as to recommend a site.

The third and final committee, appointed by the City Council in November 1989 and serving until 1993, was responsible for determining the design of the memorial and raising the funds to erect it. The Martin Luther King, Jr. Memorial Committee, as it was known, included James Gray (Chair), Walter Daniel, Liz Schmidt, George Farris, Beulah Ralph, Joyce Jordan, Chris Janku, Sidney Larson, Gertrude Marshal, Patrick Overton, and Mildred Robertson. In a national design competition, twenty-five proposals were evaluated. The jurors' selection was augmented by votes and comments from approximately five-hundred citizens who viewed the entries at the Columbia Art League. The winning design was created by Barbara Grygutis, an artist from Tucson, Arizona, who laid the final stones herself in 1994.

Crane Home & Fischer Building HP-O District

The home at 910 E. Walnut was built and occupied by a local businessman, Cecil Fuller 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. The Fischer Building, at 912 E. Walnut, was built c. 1930, and occupied by Dr. William O. Fischer. Dr. Fischer was a brother to Sophia Bonner, who owned the property at the time. Both buildings were linked to Mr. S.K. Cho, who is believed to be the first Korean student and graduate of the University of Missouri. Mr. Cho and his family occupied a portion of the home for a short time beginning in 1940, before moving to accommodate their growing family. Mr. Cho was a tailor, but his business was listed on Ninth Street.



ABOVE: [Survey of Buildings and Businesses in Columbia, Missouri Photographs, 2018, C4434. C4434-bd-743.], The State Historical Society of Missouri, Photograph Collection.

RIGHT: [Wesley Blackmore Studio Photography Collection, bkm.0321.004] "Cho, Sei Kyuu, Anna & Hazel B." (1922) Boone County Historical Society.

Wright Brothers Mule Barn HP-O District

This structure was built in 1920, during the height of the Missouri mule industry, for mule traders, WL and BC Wright. The barn was designed by Jesse Gedney of St. Louis and built by Joe Strickler. The barn could hold as many as 300 mules, and was equipt with electric lights and running water. Rader Packing Company purchased the property in 1933. In 1973 the business became known as Diggs Paking Company, and remained in business in this location until 2005. The Mule Barn was designated locally in 2006, and added to the National Register in 2007, by owners Brian and Joy Pape. Mr. Pape, a local architect and preservationist, was responsible for significant rehabilitation of the building after taking ownership.



ABOVE: By HornColumbia - Own work, CC BY-SA 3.0, <https://commons.wikimedia.org/w/index.php?curid=7706016>

LEFT: [Missouri Equine & Equestrian Collection of Photographs, Date Unknown, P0993. 021051.], The State Historical Society of Missouri, Photograph Collection.

Taylor House HP-O District

This early Colonial Revival house is one of the largest and most intact dwellings in the West Broadway Historic District. In 1999, it became one of the first buildings in the city to be designated with a preservation overlay, and it was individually listed in the National Register in 2001.

The house was built for one of Columbia's leading businessmen, John Newton Taylor, who owned several businesses, and his wife Elizabeth. A native of Pennsylvania, he attended school only until the age of 12, after which he was apprenticed to a cabinet maker. He eventually moved to Huntsville to open a furniture and undertaking business. He later opened piano and furniture stores in several mid-Missouri towns, including Columbia. (The Columbia store opened in 1896, and later moved to the Virginia Building at 111 S. 9th.)

The house is typical of early Colonial Revival houses, combining Queen Anne characteristics with simple massing and architectural detailing borrowed from 18th century American architecture. The home saw an extensive historic rehabilitation in 2000 and 2001. The fully restored exterior now serves as a visual anchor in the center of the historic district.

[City of Columbia Map Project, 2011, by Deb Sheals]



"TAYLOR HOUSE," by HornColumbia - Own work, CC0, <https://commons.wikimedia.org/w/index.php?curid=7759292>

Miller Building HP-O District

This single-bay commercial building, originally addressed as 815 E. Broadway, benefitted from one of the earliest historic rehabilitation projects in downtown Columbia. The vertical composition, bracketed cornice, and ornamental hoods on the second floor windows typify Late Victorian commercial architecture in Columbia.

The building retains its original patterns of use, with a retail store on the first floor and an apartment above. It was built for the shoe and boot business of C. B. Miller in 1888. Miller's business flourished, and in the early 20th century he was able to build a larger new building across the street, at 800 E. Broadway. This building then became home to the Knight Drug Store, which operated here for more than a half-century.

A full historic rehabilitation in 1995 by then-owners John and Vicki Ott reversed changes made during the 1960s and 1970s, and the building today provides an accurate example of Late Victorian commercial architecture in Columbia. That rehabilitation project earned it a Missouri Main Street Program Award for excellence in downtown revitalization.

[City of Columbia Map Project, 2011, by Deb Sheals]

"MILLER BUILDING" by Dennis Fitzgerald, COMO Preservation. (2024)



David Guitar Mansion HP-O District

The David Guitar House was listed in the National Register in 2003, and is one of Columbia's few surviving antebellum homes. The large frame house offers an intact example of an I-house with Italianate styling. The house was described in the Register nomination as a "near-perfect example" of the Italianate style. It exhibits many typically Italianate characteristics, including bracketed cornices, segmental arched windows with pedimented hoods and slender square porch posts with beveled edges.

The house itself takes the common vernacular form known as an I-house, which are typically two stories tall, one room deep and at least two rooms wide. They often have wide central stair halls, and one or two story rear ells, as is the case with Confederate Hill.

The house was designated as a Most Notable historic property in 2001, in part over concerns about its future. The building was vacant at the time, and identified as one of the community's most vulnerable historic resources. The house was rehabbed for use as a bed and breakfast, but then sat empty again after that business failed. The house was then sold at auction to new, preservation-minded owners.

[City of Columbia Map Project, 2011, by Deb Sheals]



Marie C. Nau (April 1993). "National Register of Historic Places Inventory Nomination Form: David Guitar House" (PDF). Missouri Department of Natural Resources.

HP-O District Designation Procedure

A petition to designate a landmark may be made only by the owner(s) of the proposed landmark, or 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 owners of record must sign the petition before the parcel shall be counted as supporting the petition and the parcel shall receive only one vote, regardless of the number of owners.

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.

At least 60 days prior to the circulation of any petition, the Boone County tax parcel owners of each parcel within the proposed district must be notified by certified mail of the nomination, 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.

The ordinance placing property within the HP-O district shall designate the property as a landmark or as a historic district, both of these designations, however, are established by the creation of an historic preservation zoning overlay district (HP-O). 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.

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. Gerrymandering that has the apparent effect of overwhelming significant areas of opposition is prohibited.

[Columbia Unified Development Code Section 29-2.3(c)(5)]

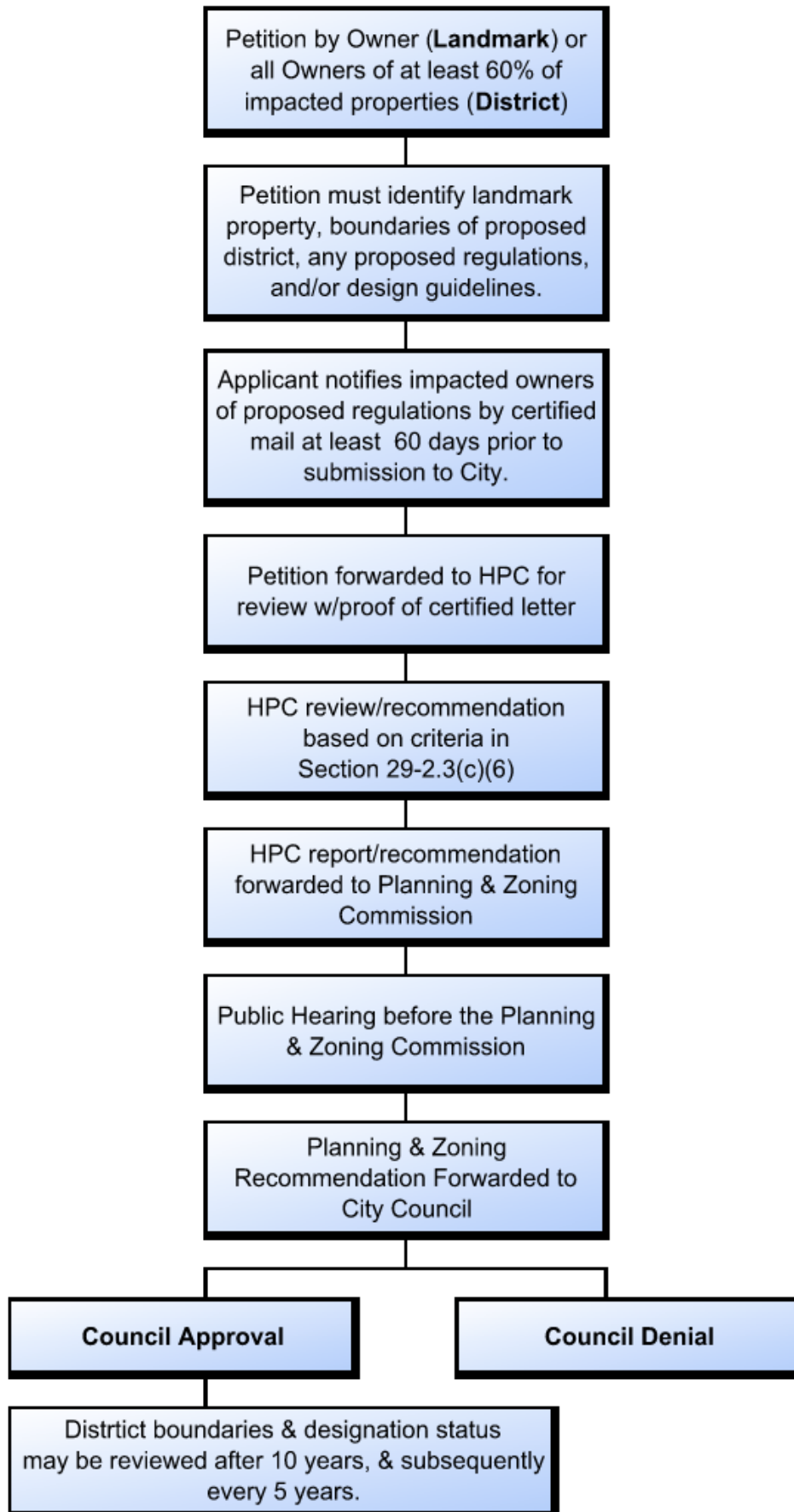
Criteria for Designation

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:

[Columbia Unified Development Code Section 29-2.3(c)(9)]

- 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.

Historic Landmark & District Designation Procedure



Certificates of Appropriateness & Economic Hardship

Certificate of Appropriateness

A certificate of appropriateness is required for any construction, alteration, removal, or any demolition affecting any historic or architectural feature identified in the ordinance placing the property in the HP-O district, regardless of whether a permit is required from the City. However; 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. *[UDC Section 29-2.3(c)(12)]*

An application must be submitted to the Community Development Department, detailing any work to be done in the HP-O district, and providing evidence that the proposed project meets the standards for review and any design guidelines applicable to the HP-O.

The application is then reviewed by the historic preservation commission. If an application has not been acted upon within 40 days after its filing date, the application is considered to be approved. However; the application can be tabled or continued with the consent of the applicant. A public hearing sign must be placed on the property giving public notice of the hearing at least 7 days prior to the meeting.

Any person aggrieved by the decision of the historic preservation commission may appeal to the Board of Adjustment by filing a notice of appeal with the director within 30 days of the decision of the historic preservation commission. The board shall provide a hearing and render a decision.

Certificate of Economic Hardship

If an application for a certificate of appropriateness is denied or granted conditionally, the applicant 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.

If the application has not been acted upon within forty (40) days after the date of filing, it shall be deemed approved, unless tabled or continued with 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.

- i. An application for certificate of economic hardship may include cost estimates, architectural or engineering reports, an estimated market analysis of the value of the property, or feasibility reports. The application, if not filed with the application for a certificate of appropriateness, must be filed within 60 days of the COA decision.
- ii. 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.
- iii. Certificates are issued for a period of 18 months, and are renewable; however, the certificate shall become void if work does not commence within 6 months of issuance.

