

City of Columbia Historic Preservation Commission
Implementation of Fundraising, Programming and Architectural Salvage Program
August 22, 2018

Executive Summary

Members of the Historic Preservation Commission, going back to 2008, expressed an intent to create and sustain a revolving fund for providing loans or grants to the owners of individual properties desiring to use appropriate materials in the restoration or repair of architecturally significant and historically accurate design elements on the building's façade. Please see attached Appendix A which details a broader plan including the revolving loan fund.

Members of the Historic Preservation Commission more recently, after a half day retreat in April 2015, reviewed our enabling ordinance and expressed our intention to engage our citizens in creating a culture of preservation within our city through providing technical support to property owners and specific, periodic programming to assist our citizens in discovering our shared cultural history, tied to place, through walking tours and special events.

We now seek specific approval of the strategies of our plan, enumerated below.

Alternatively we seek to partner with organizations who have the capacity to collect participation fees and pay stipends and honorariums to the instructors, speakers and trainers so that we might bring these activities to interested citizens across all demographic groups.

Plan Specific Strategy #1

Maintain our existing architectural salvage strategy of reduce, re-use and recycle with community partners

Plan Specific Strategy #2

Fundraising via architectural salvage

Plan Specific Strategy #3

Fundraising via special events and walking tours

Plan Specific Strategy #4

New Century Fund listing in CoMo Gives and direct solicitation

Plan Specific Strategy #5

Programming designed to teach preservation skill sets

Plan Specific Strategy #6

Educational Programming

Plan Specific Strategy #1

Maintain our existing salvage strategy of reduce, re-use and recycle with community partners

Community volunteers and members of the HPC, for several years, have accumulated doors, windows and other interior and exterior design elements donated by property owners, removed, and transported by volunteers, prior to demolition or remodeling of buildings in Columbia and Boone County¹. These materials were stored first in the city-owned Heibel-March building and then in the city-owned Audubon Building at the MLK Trailhead. These materials have since been moved to the city-owned pole barn in Rock Quarry Park. In early 2016, with assistance from Councilperson Peters, HPC received permission to salvage a 20-unit apartment building at 121 S 10th St. originally built as a residential hotel in 1903. With the energy from 65 volunteers, contributing **530.5 hours** over nine days, we removed and transported, and kept out of the landfill, an estimated **18955.5 lbs.** of architecturally significant materials. The building held a mix of fixtures that dated back to the original construction, changes made in the early 1930's and modern updates and appliances. We assisted in the removal and transport of 20+ appliances to Habitat for Humanity for sale from their ReStore, and invited other not-for-profits to identify materials that would help them in their mission of providing services to their program participants. The salvage steering committee promoted our weekend of work as **reduce, re-use and recycle**. We published and shared widely that volunteers who completed a 4 hour shift for the architectural salvage efforts could return on Sunday afternoon and take modern finishes and features, those unsuitable for sale from the architectural salvage operation, for their own use. We estimate that every modern kitchen cabinet and ceiling fan walked out the door, not to the landfill, but into the garages and workshops of our volunteers.

After the salvage weekend concluded, we were given permission by the owner to continue to work in the building and take materials so as to keep them from the landfill². We opened up some walls and took plaster and wall paper samples, and undertook the removal of a portion of the hardwood floor, intact, for display with its original Murphy table. We returned to the site after demolition for bricks and columns from the front porch which were transported to the storage barn.

We held our first Architectural Salvage Sale on September 10-11, 2016 out of the Rock Quarry pole barn. With another **161.5 hours** of volunteer labor, we priced, placed and sold **\$6,348.00** worth of salvage at prices modest in comparison to for-profit salvage operations known to us throughout Missouri. A second architectural salvage sale was held on November 5, 2017 using additional hours of volunteer labor. We raised an additional **\$1,014.00**. Our third salvage sale was held on July 28, 2018. We raised an additional **\$2,056.00** from the volunteer efforts of **45.5** donated hours.

Once the most recent transfer of funds takes place, our account with the City's New Century Fund will reach **\$14,523.75** acquired through volunteer energy and donations. This sum, while commendable, is far short of a sum with which to launch a loan and grant program for restoring building facades. We estimate that when we achieve a fund balance between \$50,000 and \$100,000 we could initiate the revolving loan fund contemplated by the Commission members in 2008.

¹ Among our salvage sites were the James Apartments, the Bull Pen Café, the McAdams building and the materials set aside prior to the restoration of the Blind Boone Home on Fourth Street. In addition to the salvage hours from the James Apartments, our volunteers donated another combined 79.5 salvage hours from these sites.

² Each volunteer from salvage weekend was offered a brick as a commemorative as were the individuals who assisted us in the planning for the weekend.

Plan Specific #2 Fundraising via Architectural Salvage

A report on Council's agenda for February 16, 2015 was intended to grant HPC the authorization to hold up to four architectural salvage sales annually. Instead Council approved a resolution directing staff to work with the HPC to develop a plan for holding architectural salvage sales. We have been, unknowingly until March 6, 2018, operating in a grey area. Council received a report on its July 16, 2018 agenda advising you that we planned to hold an additional salvage sale and reciting the procedures employed by our volunteers.

We seek your authorization to manage the inventory of the architectural salvage barn and conduct sales as follows:

1. With notice posted as part of our monthly regular meeting agenda, to dispose of materials, to the landfill or otherwise, that we have determined we cannot sell or that pose a safety hazard to the circulation of shoppers within the salvage barn (and either pay the fee for disposal or seek a waiver from Public Works);
2. With notice posted as part of our monthly regular meeting agenda, to transfer, with or without consideration to a third party, niche seller, those items that have value in other markets rather than dispose of them in the landfill;
3. With notice posted as part of our monthly regular meeting agenda to host intake days where we accept architecturally significant items into our storage barn or arrange for their transport to the barn;
4. With notice posted as part of our monthly regular meeting agenda to host an auction for unique items that might command a higher price via auction (i.e. Murphy tables and vintage bath fixtures);
5. With notice posted as part of our monthly regular meeting agenda to host and charge sliding scale participation fees for artist and artisan led workshops that utilize salvage materials as commemoratives of Columbia history and culture and to fashion them into furniture and other furnishings for subsequent fundraising or for the personal use of the participants;
6. With notice posted as part of our monthly regular meeting agenda to select items for installation as living history pieces in public spaces, commercial and non-commercial, where the public can enjoy them (Clary Shy Pavilion example);
7. With notice posted as part of our monthly regular meeting agenda to host additional salvage sales from the barn at intervals meaningful to the cycle of seasons amendable for building repairs and home restoration^{3 4};
8. With notice posted as part of our monthly regular meeting agenda to offer certain items for sale via the city's website, Craig's List or eBay.

³ At our second salvage sale in November 2017, a start-up business purchased among many items, lengths of wood from the Bull Pen Café salvage to trim out the wainscot in their new location. That business is scheduled to open on May 1, 2018 and represents our first full circle salvage of installing materials in a publicly accessible space that we diverted from the landfill and that carry historical significance to the community. If we want to encourage similar installations, we need to be open on a predictable schedule.

⁴ Volunteers who work a full shift are offered an opportunity to purchase, at listed prices, in the last 15-30 minutes before the sale opens to the public.

9. With notice posted as part of our monthly regular meeting agenda to offer certain items for donation to not-for-profits that could incorporate those materials into the services they provide to their program participants.

Plan Specific #3 Fundraising via special events and walking tours

HPC established a walking tour program in 2014, continued at a lesser pace in 2015 and 2016. Attendance was strong. In September 2014 the City and the HPC, grant funded by the Missouri State Office of Historic Preservation, offered a three-day workshop that taught hands-on floor, exterior siding and window restoration. In April 2018, HPC co-sponsored with the MU Museum of Anthropology a local film makers' discussion of "Divided by Time", a photography installation.

While we do not wish to encroach on the fundraising traditions of other not-for-profits in Columbia and Boone County, we see fundraising possibilities by either charging a fee for special events, films series, walking and house tours at a number of venues and by routinizing a donation, or offering request, at the beginning and end of each said special event, film series, or walking tour.

Plan Specific Strategy #4

New Century Fund Listing in CoMo Gives and direct solicitation

We also seek council approval for listing the New Century Fund earmarked for the HPC Loan and Grant Program in the end-of-year CoMo Gives drive that the City manages for the benefit of local not-for-profits. We also seek approval to fundraise through direct solicitation to persons whose giving priorities align with the stated intent of our HPC Loan and Grant Program.

Plan Specific Strategy #5

Programming designed to teach preservation skill sets and that collects participation fees

Our enabling ordinance authorizes and encourages us to provide technical assistance to property owners and community members. We seek council approval for planning specific workshops that teach remodeling and restoration skill sets appropriate for historic preservation. We seek specific council approval to pay time and materials to the artisans who will lead those workshops and to charge a participation fee that may 1) subsidize the costs of providing that training, 2) enable the activity to be self-supporting or 3) enable the activity to be nearly self-supporting. We seek to advance those expenses from our annual budget allocation and backstop any shortfall between revenue and expenses that result from offering technical workshops.

Plan Specific Strategy #6

Educational Programming

HPC seeks Council approval to design and implement programming that teaches ordinary citizens, in multi-generational teams, how to research land and census records, photo archives and microfiche collections, how to apply for a grant to preserve the building features of your architecturally significant structure (targeted at faith communities and not-for-profits), how to tell the story of history to a wider audience. While we acknowledge these services are available in the commercial market for a higher fee,

we hope to extend the reach of resources to smaller organizations and individuals who otherwise would not be able to take advantage of the commercial market. We seek to charge a modest participation fee and pay a modest stipend to the instructors or facilitators who teach these skill sets as part of our programming.

Summary

Each of the activities that the HPC undertakes, whether revenue generating or not, has the potential to engage a wider swath of our community in creating a culture of preservation for our structures, and preservation of stories and artifacts of our people who endeavored to expand the prosperity of our city for all our citizens.

We seek specific approval of the strategies of our plan, enumerated above. Alternatively we seek to partner with organizations who have the capacity to collect participation fees and pay stipends and honorariums to the instructors, speakers and trainers so that we might bring these activities to interested citizens across all demographic groups.

Should council direct staff to begin the drafting of an ordinance that includes these strategies in whole or in part, we respectfully ask to have input into the content of that ordinance while it is being drafted and vetted.

Thank you for your time and attention to this matter.

Respectfully submitted,

Pat Fowler, HPC Chair

Amanda Staley Harrison, HPC Vice-Chair

Appendix A

Proposal to Create a Not-For-Profit Historic Preservation Corporation to Revolve Funds for Preservation and Adaptive Reuse of Historic Properties in the City of Columbia Missouri (2008)

Appendix B

Report to Council dated July 16, 2018

Rep 29-15 dated February 16, 2015

City Council Minutes – 2/16/15 Meeting