CHAPTER 4: HISTORIC PRESERVATION LEGISLATION

Despite an extensive history of private efforts to research and list Columbia properties on the National Register of Historic Places, the city did not officially codify preservation language until the late 1990s.

March 20, 1995 (Ord. 014410)
The urban conservation overlay district (UC-O) was the first tool created with the intent of, "...encouraging the conservation and enhancement of the urban environment." The objectives of the overlay were to maintain neighborhood character, promote efficient and appropriate infill development, invigorate rehabilitation of the physical environment and conservation of urban areas, and to protect Columbia's cultural resources. The ordinance emphasized maintenance of the physical environment and accommodation of desirable change, with compatible, orderly development.

December 4, 1995 (PR 223-95A)
The Planning & Zoning Commission was charged with enforcing the urban conservation overlay district; however, elected officials already understood that an historic preservation overlay was also needed. As such, a devoted preservation commission would ensure that these regulations would be administered by experienced design professionals and historians. The resolution established an exploratory committee to advise the City Council in regards to the need for a preservation commission, the feasibility and benefits of creating a commission, and to provide recommendations for the initial regulatory framework of the commission and its functions.

March 4, 1996
The exploratory committee was then appointed, including seventeen representatives from across Columbia. Members were selected by the City Council to represent a range of appropriate professional backgrounds. One ex-officio member also represented the Planning & Zoning Commission.

September 9, 1996 (R 130-96)
The exploratory committee submitted an application for Columbia's first Certified Local Government grant, which was authorized by City Council, although the application was not selected for funding by the State Historic Preservation Office.

December 16, 1996
The exploratory committee sought authorization from the City Council to hold a public hearing to gather public comments on a preliminary report and draft preservation ordinance. Their report recommended that the city pursue certification from the State Historic Preservation Office through the Certified Local Government (CLG) program, which would qualify Columbia for priority status when applying for Federal Historic Preservation Fund grants. Additional public hearings were held over the following 18-month period, with the final hearing taking place on July 6, 1998.

July 6, 1998 (Ord. 015651)
The City Council established the Historic Preservation Commission and delineated their duties and responsibilities. The ordinance authorized the commission to apply for certification through the State Historic Preservation Office as a Certified Local Government organization on behalf of the city. The ordinance also included definitions of preservation terminology integral to the functions of the commission, and laid out all necessary procedural enforcement methodologies.

August 17, 1998
The first seven members of the Columbia Historic Preservation Commission were appointed by the City Council. Founding members of the commission included the following Columbia residents;

- Peter Bartok - Real Estate Investor
- Chuck Bay
- Bill Crawford
- Greg Olson
- Brian Pape
- Deb Sheals - Historic Preservationist
- Becky Snider

April 5, 1999 (R 66-99)
The City accepted the responsibility of paying advertising costs for the designation of local historic landmarks and districts, in an effort to encourage owners to apply the HP overlay district to their historically significant properties.

April 19, 1999 (Ord. 015968)
The Columbia City Council heard concerns from residents of the Benton-Stephens Neighborhood with regards to a number of planned demolitions of historic properties on the Stephens College campus. Citizens expressed consternation about ambiguous, outdated campus master plans, and whether the approved master plan was being followed. This ordinance established a moratorium on demolition of structures included in historic districts listed in the National Register of Historic Places. The ordinance specifically applied only to, "...institutions required to submit and abide by an approved development plan," and set an ending date 90 days after its passage.

May 12, 1999
The HPC was granted Certified Local Government organization status by the Missouri State Historic Preservation Office.

October 22, 1999 (Ord. 016201)
The Miller Building at 823-825 E. Broadway was the first Columbia property designated with an historic preservation overlay district. This single-bay Late-Victorian commercial building is one of the oldest in the city, and benefitted from one of the earliest historic rehabilitation projects in

downtown Columbia. The property was granted a dual-designation as both a local landmark property and an historic district, despite it only being inclusive of one parcel.

November 22, 1999 (Ord. 016256)
One month later the Taylor House was designated as the second HP-O in the city. The property, located at 716 W. Broadway, also carries a dual-designation as a local landmark and historic district. The early Colonial Revival house is one of the largest and most intact dwellings on west Broadway. It has long been recognized as an important historic resource.

August 23, 2002 (Ord. 017411)
The Guitar House at 2815 Oakland Gravel Road was the next property distinguished with the HP-O designation. Again, the property carries a dual-designation. Widely known, although inaccurately, as Confederate Hill, the 1862 Italianate house is one of Columbia's few ante-bellum residences.

August 16, 2004 (Ord. 018204)
The City Council approved the ordinance placing a moratorium on the demolition and removal of buildings in the Columbia Special Business District in downtown Columbia between August 16 and November 16, 2004. The legislation was introduced in response to widespread demolitions of aged downtown structures for use of the properties for surface parking lots.

September 20, 2004 (Ord. 018214 & 018246)
The HPC spoke during the City Council meeting, expressing their support for a budget request to update a 1978 architectural survey of downtown. The commission also indicated a desire to seek additional funding for repair of historic brick streets. The budget was approved inclusive of the requested funding, which was to be used for the hiring of a consultant to complete the updated downtown survey. This became the first grant project for the commission after recognition as a Certified Local Government organization.

Also at this meeting, the City Council approved Ordinance 018246, calling for repairs to the porch on the Blind Boone Home. The $20,000 project was funded in a 50/50 cost-share between the Boone County Community Trust and the State Historic Preservation Office. The project scope included removal of existing concrete porch and replacement with an historically accurate wooden porch and wooden guttering. Wooden railing spindles were to be replaced, as were the doors and windows at the entrance of the home.

June 20, 2006 (Ord. 019076)
The Wright Brothers Mule Barn, located on the 1100 block of Fay Street, was designated a local historic landmark, and an HP-O district was established. The Mule Barn was built at the height of productivity in the Missouri mule breeding industry. The barn was built in 1920 for Boone County mule traders W. L. and B. C. Wright.

December 17, 2007 (Ord. 019763)

The City Council expanded the duties and responsibilities of the Historic Preservation Commission to more-closely resemble the model ordinance drafted by the State Historic Preservation Office. The revisions expanded the 18 original powers and duties to 27. The revisions included establishing the Most Notable Properties program, giving the commission authority to review development proposals affecting historic properties, and, "To develop a preservation component in the Comprehensive Plan of the city of Columbia, and to recommend it to the Planning & Zoning Commission and to the City Council."

December 1, 2008 (Ord. 020124)
Chapters 6 and 29 of the City Code were amended to establish the HPC's authority to review demolition permit applications for any historic resources, creating a 10-day review period. Historic resources were defined as any structures over 50 years of age, located in a survey area, within an actual or proposed National Register district, or is listed as a local Most Notable Property.

April 20, 2009 (Ord. 020252)
The City Council passed this ordinance determining it was in the public interest to undertake exterior repairs to the J.W. "Blind" Boone Home, and calling for bids. The proposed renovations returned the home to its original deep red color. The HPC was consulted by the City Council to ensure the Secretary of the Interior's Standards for rehabilitation were observed.

September 20, 2009 (R 225-09)
The City Council adopted a resolution in support of the Historic Preservation Commission's application for a CLG grant to fund the creation of the interactive online map now known as the Historic Properties Viewer. The map was completed in 2012, then updated and expanded to include National Register listings and tabular data for each Most Notable Property in 2025.

August 2, 2010 (Ord. 020696)
Chapter 6 of the City Code was amended to establish demolition permit fees for residential ($25) and commercial ($50) properties, and apply penalties for violations of the demolition permit application requirements of the code of $500 or $1-2 per gross above-ground square footage of the structure.

September 20, 2010 (R 200-10)
The City Council indicated their support for a CLG grant application prepared by the Historic Preservation Commission to conduct a study of the economic impact of historic preservation in Columbia. The grant agreement was approved by Ordinance 020935 on April 18, 2011, appropriating $12,000 for the project.

June 20, 2011 (R 86-11)
The HPC was first consulted about proposed structural improvements to the Nifong House (Maplewood) in early 2011, when the Columbia Parks & Recreation Department first entered into an agreement with the Boone County Historical Society allowing them to operate a museum

in the home. The City also agreed to make improvements on the home and other historic buildings in Nifong Park.

October 17, 2011 (REP 177-11)
The Historic Preservation Commission was directed by the City Council to review the existing demolition permitting regulations, identify issues with the current regulatory framework, research policies from comparable communities, and make recommendations for potential code revisions. The Historic Preservation Commission, in their report, recommended adoption of the 'Model HP Ordinance' published by the State Historic Preservation Office to allow the HPC to initiate applications for local landmarks and districts. They also sought an extension of the 10-day delay period for demolition permit applications to 30 days. They asked Council to consider establishing 'demolition by neglect' measures in the property maintenance code, and to allow the Community Development Department to issue a hold, or deny a demolition permit application with cause.

January 7, 2013 (Ord. 021557)
The City Code was again amended to extend the 10-day demolition permit application review period from up to 10, to as many as 30 days to allow the HPC time to review each application. The ordinance also established a 6-month expiration period from the date of issuance of any demolition permit.

March 10, 2013
HPC members met with representatives for Collegiate Housing Partners, City Council members, and Mayor Bob McDavid to discuss the potential sale of the Niedermeyer Building to Nakhle Asmar, a Professor of Mathematics at the University of Missouri and real estate investor. The HPC intervened after a moratorium on demolition permits proposed by Council Member Barbara Hoppe failed to pass a City Council vote. Members of the commission helped to scout a new location for the student housing development planned by CHP., Dr. Asmar approached CHP to purchase the property after learning of their plans to demolish the structure through local media. This example is the most widely-known example of activism by Columbia citizens and the Historic Preservation Commission.

April 21, 2014 (Ord. 022026)
The City Council appropriated matching grant funds for an educational window repair workshop presented by Bob Yapp. The event was hosted by the HPC and funded through a CLG grant awarded by the State Historic Preservation Office.

September 16, 2014 (R 170-14)
Council authorized the City Manager to submit an application for a CLG development grant to fund structural repairs to the Nifong House (Maplewood). The grant agreement allowed recent expenditures on the house to be used for the purpose of the local match, and an historic preservation easement was placed on the property for 10 years; expiring on October 20, 2025.

September 24, 2015 (R 152-15)

City Council authorized the City Manager to submit an FY 2016 Historic Preservation Fund CLG grant application to fund the completion of an architectural survey of the southern portion of the North-Central Columbia neighborhood. Surveying of the entire North-Central neighborhood was planned over a 3-5 year period, with Phase I including the area north of the existing downtown survey area, generally from Broadway to Rogers Street, and College Avenue to Providence Road. The grant agreement was accepted and local funding was allocated with the adoption of Ord. 022885 on August 1, 2016.

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.

March 19, 2016
Members of the HPC, Habitat for Humanity, and citizen volunteers joined forces to salvage appliances and building materials from the historic James Apartment Building, located at 121 S. Ninth Street, prior to its demolition. Upon receipt of the demolition permit application, HPC members consulted with the property owner to devise an alternative outcome. After those talks failed to gain traction, and with the owner's permission, the HPC mobilized the volunteer team to remove the items for reuse.

May 16, 2016 (Ord. 022823)
An administrative delay was established on the processing of applications for building permits for new multi-family structures, and the demolition permit applications for potentially historic properties within a one-mile radius of the area bounded by Elm Street, Hitt Street, Providence Road, and Stadium Boulevard. This delay was imposed in response to unprecedented student housing developments in the downtown area in the preceding 5-year period.

May 21, 2018 (Ord. 02534)
Council reviewed the report from the HPC prepared in response to Council's request for input following an earlier proposal by the Solid Waste Division to purchase the properties at 910 & 912 E. Walnut for the placement of an additional recycling and solid waste collection in the downtown area. The request was tabled by Council to seek input from the Historic Preservation Commission with regards to the significance of the two structures involved in the purchase. The HPC report included recommendations for the two buildings to be listed on the National Register of Historic Places, and restricted from undergoing significant physical modifications, if the City were to take ownership of the properties. The City Council then agreed to purchase the property, indicating support for seeking National Register designations as deemed appropriate.

October 2, 2017 (R 140-17)
The application for a CLG Grant to fund Phase II of the North-Central Survey was submitted to the City Council and approved. Subsequently, the grant agreement was approved and local matching funds were allocated by Ordinance 023656 on September 17, 2018.

September 3, 2019 (R 127-19)
City Council indicated support for the HPC's application for a CLG Grant to complete Phase III of the North-Central Columbia Survey. The grant agreement was then approved on July 20, 2020, with the adoption of Ordinance 024295 by the City Council.

March 1, 2021 (Ord. 024569)
The City Council approved an amendment to Section 3303.8 of the Building Code, extending the 30-day demolition permit application review period to 45 days. The City Council indicated initial support and directed staff to work with the HPC to prepare the code amendment for Council approval after the HPC submitted a report (REP 9-21) on February 1, 2021, seeking authorization to pursue the amendment.

January 3, 2022 (REP 2-22)
The HPC filed a report with the City Council, seeking authorization to pursue designation of the properties at 910 & 912 E. Walnut as local historic districts and landmarks with the application of an historic preservation zoning overlay district (HP-O) on the properties. Council directed staff to work with the Commission to submit the petition designation.

December 19, 2022 (Ord. 025221)
An historic preservation overlay district (HP-O) was established on the properties located at 910 and 912 E. Walnut; also designating both structures as local historic landmarks. A number of restrictions were applied to both the interior and exterior of the house at 910 E. Walnut (now known as the Crane Building). The small commercial building at 912 E. Walnut was designated for its ties to Dr. William O. Fischer; however both properties were tied to Mr. SK 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 and the office for a short time beginning in 1940, before moving to accommodate their growing family.

October 2, 2023 (Ord. 025469)
November 7, 2022 (R 176-22)
Council accepted the financial assistance agreement with the Missouri State Historic Preservation Office for the development of a preservation plan to establish goals and priorities for the identification and registration of historic properties in Columbia after authorizing the submission of the application and expressing support for the project on November 7, 2022, with the passage of R 176-22.

June 20, 2023 (Ord. 025371)
After several years of ownership of the properties at 910 and 912 E. Walnut, (the Crane & Fischer Buildings) the City Council declared the properties to be surplus to the needs of the City, and authorized their sale.

September 16, 2024 (Ord. 025780)

The final sale contract for the Crane and Fischer Buildings, with WalnutTrust Investments, LLC, was approved by the City Council.

May 5, 2025 (Ord. 025937)
After approval of Resolution R 130-23 on September 5, 2023, indicating Council support for the completion of an historic survey of the Benton-Stephens Neighborhood. The City Council accepted the financial assistance agreement with the State Historic Preservation Office for Phase I of the project, which is expected to require 4-5 total phases for completion. Phase I was inclusive of the area from the COLT Railroad and William Street to Old Highway 63, between Business Loop 70 and Amelia Street.

November 18, 2024 (R 207-24)
The City Council adopted a resolution expressing support for Phase II of the Benton-Stephens historical survey which is anticipated to begin in the spring of 2026. The Phase II project area includes the remaining properties between College Avenue and Old Highway 63, from Business Loop 70, south to Hinkson Avenue.