



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
 DIVISION OF STATE PARKS  
**HISTORIC PRESERVATION FUND GRANT PROGRAM CFDA 15-904**  
**NATIONAL REGISTER AND SURVEY GRANT APPLICATION (PAGE 1 OF 4)**

| FOR OFFICE USE ONLY   |               |
|---|---------------|
| PROJECT ID NUMBER   | DATE RECEIVED |
| CERTIFIED LOCAL GOVERNMENT IN GOOD STANDING? <input type="checkbox"/> NO <input type="checkbox"/> YES |               |

**QUESTIONS 1-4: GENERAL INFORMATION**

|  |   |  |              |
|--|---|--|--------------|
| 1. NAME OF APPLICANT REQUESTING GRANT FUNDS<br>City of Columbia Historic Preservation Commission |   | RECEIVING OFFICIAL<br>John Glascock - Interim City Manager |              |
| ADDRESS<br>PO Box 6015   | CITY<br>Columbia                            | STATE<br>MO  | ZIP<br>65205 |
| TELEPHONE NUMBER WITH AREA CODE<br>(573) 874-7214  | FAX NUMBER WITH AREA CODE<br>(573) 874-8828 | EMAIL<br>cmo@CoMo.gov                                      |              |
| DUNS NUMBER<br>0719890240000   |   |  |              |

|  |   |   |              |
|--|---|---|--------------|
| 2. APPLICATION PREPARER<br>Rusty Palmer, Planner & HPC Staff Liaison |   | IF SAME AS THE APPLICANT, CHECK HERE AND SKIP TO QUESTION #3 <input type="checkbox"/> |              |
| APPLICATION PREPARER ADDRESS<br>PO Box 6015                          | CITY<br>Columbia                            | STATE<br>MO   | ZIP<br>65205 |
| TELEPHONE NUMBER WITH AREA CODE<br>(573) 874-7394                    | FAX NUMBER WITH AREA CODE<br>(573) 874-7546 | EMAIL<br>Rusty.Palmer@CoMo.gov  |              |

|  |   |                                |              |
|--|---|--------------------------------|--------------|
| 3. CONTACT PERSON FOR APPLICANT<br>Rusty Palmer, Planner & HPC Staff Liaison |   |                                |              |
| CONTACT PERSON ADDRESS<br>PO Box 6015  | CITY<br>Columbia                            | STATE<br>MO                    | ZIP<br>65205 |
| TELEPHONE NUMBER WITH AREA CODE<br>(573) 874-7394                            | FAX NUMBER WITH AREA CODE<br>(573) 874-7546 | EMAIL<br>Rusty.Palmer@CoMo.gov |              |

|  |                  |
|--|------------------|
| 4. STATE SENATOR (ADD ADDITIONAL SHEETS IF REQUIRED):<br>Caleb Rowden      | DISTRICT<br>19th |
| STATE REPRESENTATIVE (ADD ADDITIONAL SHEETS IF REQUIRED):<br>Kip Kendrick  | DISTRICT<br>45th |
| U.S. REPRESENTATIVE (ADD ADDITIONAL SHEETS IF REQUIRED):<br>Vicky Hartzler | DISTRICT<br>4th  |

**QUESTIONS 5-6: APPLICANT'S BACKGROUND [UP TO 15 POINTS]**

|  |   |
|--|---|
| 5. HAS THE APPLICANT ADMINISTERED A MISSOURI HERITAGE PROPERTIES PROGRAM (MHPP) OR HISTORIC PRESERVATION FUND (HPF) GRANT IN THE PAST? | <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES |
| IF YES, DID ANY OF THE GRANT PROJECTS REQUIRE AN EXTENSION TO BE COMPLETED?  | <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES |
| WERE MAJOR REVISIONS TO THE SCOPE OF WORK REQUESTED AFTER RECEIVING GRANT FUNDS?   | <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES |
| HAS THE APPLICANT HAD TO WITHDRAW A PREVIOUS MHPP OR HPF GRANT PROJECT AND DE-OBLIGATE FUNDING?  | <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES |

DOES THE APPLICANT HAVE ANY ACTIVE MHPP OR HPF GRANTS STILL PENDING?  
 (IF YES, HOW MANY AND WHAT YEAR WERE THE PROJECTS AWARDED? IF THE PROJECT IS ACTIVE, HOW CLOSE IS IT TO COMPLETION?)  NO  YES

FY2018 North-Central Neighborhood Historical Survey Phase II - Project is to be completed by September 30, 2019.

6. PLEASE INDICATE IF THE APPLICANT HAS PREVIOUS EXPERIENCE CONDUCTING SURVEY AND/OR PREPARING NATIONAL REGISTER OF HISTORIC PLACES NOMINATIONS.

The City of Columbia has extensive experience in conducting historic surveys. The City of Columbia HPC, City Council and management, recognize the importance of preservation in promoting and protecting the City's cultural heritage, and as a tool for place-making, economic development, sustainability, and livability. In fact, all three of the City's Visioning statements and accompanying goals and objectives for Community Character encourage historic preservation, most notably Goal 2.2: "Historic areas will be identified, valued, and preserved through education, enforcement, and incentives." The City's first HPF grant was awarded in 2005, and since then the City Council has dedicated \$45,080 in matching funds for seven preservation outreach projects totaling \$112,700. This total includes seven total surveys, such as the most-recent, North Central Columbia Phase I (2017). In addition, the Council has provided the Historic Preservation Commission with a modest but sufficient annual budget since its inception seventeen years ago to fund such activities.



**QUESTION 7-12: PROJECT SUMMARY AND DESCRIPTION [UP TO 50 POINTS]**

7. PROJECT TYPE (CHECK ONE):

- ARCHITECTURAL SURVEY                       NON-ARCHAEOLOGICAL NATIONAL REGISTER OF HISTORIC PLACES NOMINATION  
 ARCHAEOLOGICAL SURVEY                       ARCHAEOLOGICAL NATIONAL REGISTER OF HISTORIC PLACES NOMINATION

IF THIS IS AN ARCHITECTURAL SURVEY PROJECT, PLEASE INDICATE THE LEVEL OF DETAIL:

- RECONNAISSANCE LEVEL                       INTENSIVE LEVEL

8. BUILDING, SITE, STRUCTURE, OBJECT, OR DISTRICT NAME

North-Central Columbia

9. APPROXIMATELY HOW MANY RESOURCES WILL BE SURVEYED OR LISTED (PLEASE INCLUDE THE NUMBER OF OUTBUILDINGS IN YOUR COUNTY)?

271 resources

10. WHAT IS THE ACREAGE OF THE SURVEY OR NOMINATION AREA (PLEASE ATTACH A MAP ILLUSTRATING THE PROJECT AREA)?

Approximately 112.5 acres

11. DESCRIPTION/SCOPE OF WORK FOR THE PROJECT: PLEASE PROVIDE A DETAILED DESCRIPTION OF THE PROPOSED PROJECT. IF THE PROPOSED PROJECT IS A NATIONAL REGISTER NOMINATION, PLEASE PROVIDE A LIST OF ADDRESSES, A BRIEF DESCRIPTION OF THE PROPERTY, AN EXPLANATION OF WHY IT IS SIGNIFICANT, AND PROVIDE THE ESTIMATED PERIOD OF SIGNIFICANCE. IF IT IS A SURVEY, PLEASE PROVIDE A BRIEF HISTORY AND DESCRIPTION OF THE SURVEY AREA AND INDICATE THE TYPES OF RESOURCES TO BE SURVEYED (E.G. RESIDENTIAL, COMMERCIAL, MIXED RESIDENTIAL AND COMMERCIAL, RURAL, ETC.). FOR ALL PROJECT TYPES, PLEASE BE SURE TO INCLUDE PHOTOGRAPHS OF THE RESOURCES IN THE PROJECT AREA (THIS CAN BE A SAMPLING IF THERE ARE A LOT OF RESOURCES). PLEASE MAKE SURE TO KEY ALL PHOTOS TO A MAP OF THE PROJECT. ADDITIONAL SUPPLEMENTARY INFORMATION IS WELCOME IF IT HELPS TO EXPLAIN THE PROJECT.

**NOTE: RESPONSE SECTION ON THIS QUESTION NEEDS TO FILL A WHOLE PAGE**

One of the Certified Local Government (CLG) Evaluation Report recommendations to emerge following program review in December of 2014 was the City of Columbia Historic Preservation Commission (HPC) should evaluate historic survey needs and consider Historic Preservation Fund (HPF) grant funds to undertake this survey work: "The SHPO has a copy of surveys and of all National Register nominations associated with historic properties in Columbia. The city should consider reviewing the historic inventory they have on file to determine if the information contained within it needs to be updated. Additional survey work to evaluate properties outside of the already listed districts could be a valuable planning tool for the local preservation program. The city can apply for a CLG grant to cover 60 percent of the cost of conducting survey work."

This proposal will allow the City to survey the central portion of the area north of the downtown known as North-Central Columbia. The entire North-Central area (bordered at the north by Business Loop 70, the original U.S. Route 40), at 350 acres, is too large to survey at one time due to financial limitations. The proposed boundary for this survey (Wilkes Boulevard on the north, College Avenue on the east, Rogers Street on the south and Providence Road on the west) is 110 acres and includes approximately 200 structures over 50 years of age, with the bulk being residential properties built between 1920 and 1930. The chosen area was prioritized highly for the reasons listed in the narrative below.

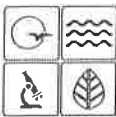
Note: The HPC initially anticipated surveying the northernmost (lying just south of Business Loop 70) portion of North-Central as a final phase. However, due to the formation of the Business Loop 70 Community Improvement District, and other development pressures along the Business Loop corridor. This portion of the neighborhood is currently being surveyed and acts as our FY2018 HPF grant project. The HPC now wants to complete the North-Central area by focusing FY2019 efforts on the central portion of North-Central. Other future survey plans include surveying the remaining un-surveyed portions of the downtown, East Campus, and Old Southwest neighborhoods, and the completely un-surveyed Benton-Stephens neighborhood adjacent to the Stephens College Campus.

Overall, the North Central Columbia area was chosen over other historic areas because of the high degree of demolition seen in recent years. This is a function of proximity to the downtown as commercial creep and residential density demands have followed high levels of population growth, coupled with affordable land prices and relatively permissive zoning in the area. Many single-family dwellings are located on parcels zoned for two or multi-family. North-Central Columbia was also chosen because the area has not been surveyed, and there is great resident support for understanding, protecting and promoting the neighborhood's history. A historical survey has been a goal of the North Central Columbia Neighborhood Association (NCCNA) since its founding in 1993. Despite the lack of historical survey work, eight properties in North Central Columbia (one property within the proposed survey boundary) are presently listed on the National Register, indicating both a support for preservation and a rich history within the neighborhood. These properties are Frederick Douglass High School, Samuel and Isabel Elkins House, St. Paul A.M. E. Church, Second Christian Church, Hamilton Brown Shoe Factory and the Wright Brothers Mule Barn.

The Hamilton Brown Shoe Factory, was the first multi-story factory in Columbia, and it is the largest historic manufacturing building in the community today. The following potential National Register candidate properties lie within the proposed North-Central Phase II boundary. Eugene Field Elementary School was just the sixth Columbia public school to be placed in service. The building was erected in 1916 as a part of a large school improvement program in Columbia. The Heibel-March Drug Store remains one of the largest historic neighborhood commercial buildings left in Columbia. It was build ca. 1910 and was one of the most important commercial enterprises in the modest residential neighborhood. Other properties in the area may be eligible for National Register listing, but are unknown at this time. The F.T. and Masie Leebrick House, now known as the St. Francis House, was built in the early 1920's for Mr. Leebrick, who was a prominent Columbia grocer at the time, and his family. Finally, the Barnes Confectionery was constructed ca. 1914. The first floor operated as a confectionery, and the Barnes family lived in the second floor.

Other properties in the area may be eligible for National Register listing but are unknown at this time.

(See attached pages for more information.)



12. HAS THE PROPERTY BEEN PREVIOUSLY SURVEYED, DETERMINED ELIGIBLE, OR SUBMITTED AS AN ELIGIBILITY ASSESSMENT?  
IF YES, PLEASE PROVIDE A COPY.  NO  YES

**QUESTION 13-16: PROJECT PLANNING AND IMPLEMENTATION [UP TO 10 POINTS]**

13. HOW DOES THIS PROJECT MEET A NEED IDENTIFIED IN THE STATEWIDE COMPREHENSIVE HISTORIC PRESERVATION PLAN AND/OR A LOCAL OR REGIONAL MASTER PLAN?  
IF THERE IS A LOCAL OR REGIONAL PLAN, PLEASE PROVIDE A COPY OR LINK TO THE PLAN AND CITE THE RELEVANT SECTION.

At the local level, the HPC's strategic plan mission statement to "Cultivate a Preservation Ethic" will be promoted by this project by promoting the local historic resources in this neighborhood and National Register listings. At the state level, three statewide preservation goals will be addressed from Preservation Horizons: 2011-2017 Missouri's Comprehensive Statewide Historic Preservation Plan:  
Goal 1: Increase understanding, appreciation and support for the value of historic preservation.  
Goal 3: Accelerate the identification, evaluation and protection of Missouri's historic, cultural and archaeological resources.  
Goal 5: Integrate HP strategies into policy, planning and routine procedures at all levels of Missouri government: local, regional and state.

14. DID THE APPLICANT SOLICIT PUBLIC OPINION CONCERNING THIS PROJECT WITHIN THE PAST 12 MONTHS?

YES (IF YES, DESCRIBE HOW AND PROVIDE THE DOCUMENTATION OUTLINED IN THE SUPPORTING DOCUMENTATION CHECKLIST. FOR NATIONAL REGISTER PROJECTS, PLEASE INDICATE HOW PROPERTY OWNERS WERE CONSULTED)

NO (IF NO, INDICATE IF THE PUBLIC WILL BE GIVEN AN OPPORTUNITY TO COMMENT AND HOW)

The item was included on our HPC regular meeting agenda at two consecutive meetings (July and August). No citizens offered comments at these meetings, however. Members of the public will be allowed to comment via the standard public information sessions required by the grant agreement. Since this proposal will be the culmination of 3 years of survey work, the public is aware of the project and its time line. The HPC and The City of Columbia intends to maintain an open, transparent process.

15. PLEASE DESCRIBE ANY ONGOING EFFORTS TO PRESERVE THE RESOURCE(S) (INCLUDING ANY SPECIAL FUNDING SOURCES, COMMUNITY SUPPORT GROUPS, ETC.)

The Columbia HPC is highly engaged with the North-Central neighborhood and aware of many of the historic resources in the area. All phases of the North-Central survey are intended to educate both the public and city administrators on the value of the existing resources as well as the impacts of ongoing redevelopment pressures. The City of Columbia has allocated a small, but sufficient, amount of funding to the HPC each year to be used for education and community outreach. The community and government commitment to historic preservation in Columbia is very strong. Columbia's Historic Preservation Commission has taken an active policy, education and outreach role on the vast and diverse benefits of historic preservation on the local economy, community development, place-making and sustainability.

16. ARE THERE CURRENTLY ANY THREATS TO THE SURVEY OR NOMINATION PROJECT AREA (E.G. LACK OF MAINTENANCE OR EXTENSIVE NEW DEVELOPMENT)? IF SO, PLEASE DESCRIBE.

North-Central Columbia is undergoing transition and redevelopment pressures. Understanding the historic context of the neighborhood may help to guide how and where change occurs in the neighborhood, and to respect and reflect the historic resources that are the backbone of the community. In addition, the timing for this survey is advantageous as the City of Columbia has recently overhauled its development codes (zoning and subdivision) and develop neighborhood plans for central city neighborhoods. In addition to promoting preservation through awareness and information, this survey will be used to evaluate land use and development policies for this area.

**QUESTIONS 17-19: PROJECT BUDGET ESTIMATE AND BUDGET DETAILS [UP TO 10 POINTS]**

17. FOR EACH COST CATEGORY, FILL OUT THE BUDGET TABLE (BELOW) WITH THE GRANT AMOUNT REQUESTED AND THE MATCHING AMOUNT PROVIDED BY THE APPLICANT AND/OR DONOR. (USE WHOLE DOLLAR AMOUNTS ONLY. THE GRANT AWARD GENERALLY WILL NOT EXCEED \$25,000, AND THE MINIMUM MATCH PERCENTAGE IS 40%).

TO DETERMINE PERCENT OF MATCHING FUNDS:  
A. ADD THE NON-FEDERAL/LOCAL CASH AND NON-FEDERAL/LOCAL IN-KIND AMOUNTS FOR THE TOTAL MATCHING FUNDS.  
B. DIVIDE THE TOTAL MATCHING FUNDS BY THE TOTAL PROJECT COST. THIS WILL GIVE YOU THE PERCENTAGE OF MATCHING FUNDS. **40%**  
C. INDICATE MATCHING FUNDS PERCENTAGE HERE: 40%

| MATCHING FUNDS POINT VALUES |        |
|-----------------------------|--------|
| % MATCH                     | POINTS |
| 60% AND UP                  | 10     |
| 50%-59%                     | 6      |
| 40%-49%                     | 3      |

| COST CATEGORY          | FEDERAL (GRANT REQUEST) | NON-FEDERAL/ LOCAL CASH | NON-FEDERAL/ LOCAL INKIND | TOTAL           |
|------------------------|-------------------------|-------------------------|---------------------------|-----------------|
| CONTRACTOR             | \$ 15000                | \$ 10000                | \$                        | \$ 25000        |
| PERSONNEL              | \$                      | \$                      | \$                        | \$ 0            |
| SUPPLIES               | \$                      | \$                      | \$                        | \$ 0            |
| EQUIPMENT              | \$                      | \$                      | \$                        | \$ 0            |
| TRAVEL/LODGING         | \$                      | \$                      | \$                        | \$ 0            |
| OTHER (PLEASE SPECIFY) | \$                      | \$                      | \$                        | \$ 0            |
| OTHER (PLEASE SPECIFY) | \$                      | \$                      | \$                        | \$ 0            |
| <b>TOTAL</b>           | <b>\$ 15000</b>         | <b>\$ 10000</b>         | <b>\$ 0</b>               | <b>\$ 25000</b> |



18. PROVIDE DETAILED INFORMATION ABOUT THE BUDGET ITEMS WITHIN EACH COST CATEGORY

Contractor- The funds in this category are to be used in the procurement and payment of a 36 CFR 61 Consultant, to complete the reconnaissance-level historic survey.

19. PROVIDE THE SOURCE OF MATCH. PROVIDE A COPY OF THE APPLICANT'S RESOLUTION OR LETTER AUTHORIZING IT TO MAKE APPLICATION FOR THE GRANT AND THE NAME AND LETTER OF INTENT (INCLUDING AMOUNT) OF ALL OTHER DONORS PROVIDING MATCH.

| DONORS           | CONTRIBUTION         |
|------------------|----------------------|
| City of Columbia | \$10,000 Local Match |
|                  |                      |
|                  |                      |
|                  |                      |
|                  |                      |

**QUESTION 20: PRE-APPLICATION [5 POINTS]**

20. DID THE APPLICANT ADDRESS ALL COMMENTS BY THE STATE HISTORIC PRESERVATION OFFICE NOTED IN THE PRE-APPLICATION?  NO [0 POINTS]  YES [5 POINTS]

**DISCRETIONARY BOARD MEMBER CRITERIA [UP TO 10 POINTS]**

AT LEAST FOUR MEMBERS OF THE STAFF WILL REVIEW AND SCORE THE HPF GRANT APPLICATIONS. THE SCORING TEAM MAY AWARD THE PROJECT ADDITIONAL POINTS BASED UPON THEIR SUBJECTIVE EVALUATION OF THE APPLICATION, NOTABLY THE DETAILS PROVIDED IN THE "PROJECT SUMMARY AND DESCRIPTION" AND "PROJECT PLANNING AND IMPLEMENTATION" SECTIONS.

**SUPPORTING DOCUMENTATION CHECKLIST**


USE THE BELOW CHECKLIST TO ENSURE THE PROJECT APPLICATION IS COMPLETE (FOR MORE INFORMATION SPECIFIC TO EACH ITEM, REFER TO THE APPLICATION INSTRUCTIONS)

|   |   |
|---|---|
| <input type="checkbox"/> MAP OF THE SURVEY OR NOMINATION AREA CLEARLY DEFINING THE BOUNDARIES OF THE SURVEY OR NOMINATION | <input type="checkbox"/> RESOLUTION OR APPLICANT'S LETTER OF SUPPORT  |
| <input type="checkbox"/> PHOTOGRAPHS OF THE PROPERTIES TO BE LISTED OR SURVEYED.  | <input type="checkbox"/> RESOLUTION OR LETTER OF SUPPORT FROM THE HISTORIC PRESERVATION COMMISSION WITH PRIMARY JURISDICTION WHERE APPLICABLE |
| <input type="checkbox"/> SIGNED LETTERS OF COMMITMENT OR INTENT TO DONATE   | <input type="checkbox"/> PROOF OF PUBLIC INVOLVEMENT  |
| <input type="checkbox"/> COPY OF LOCAL OR REGIONAL PLAN REFERENCED IN QUESTION 12.  | <input type="checkbox"/> COPY OF PREVIOUS DETERMINATION OF ELIGIBILITY FROM #11, IF APPLICABLE  |

**CERTIFICATION OF RESPONSIBLE PERSON**

A RESPONSIBLE OFFICIAL FROM THE APPLICANT'S ORGANIZATION MUST SIGN AND DATE THE APPLICATION. APPLICATIONS WITHOUT SIGNATURE WILL NOT BE SCORED.

"I hereby certify that the information contained in this application packet is true and correct to the best of my knowledge. I understand that the application will be rated solely on the information provided on the application and in the enclosed supporting documentation. The submission of incorrect information and the lack of required documentation can result in this application being withdrawn from consideration for funding."

|   |  |
|---|--|
| SIGNATURE<br> | TITLE<br>Planner, Staff Liaison to the HPC |
| PRINTED NAME<br>Russell W. Palmer   | DATE<br>08/16/2019                         |

**MAIL COMPLETED APPLICATION**

MAIL TWO COPIES OF COMPLETED APPLICATION TO:

MISSOURI DEPARTMENT OF NATURAL RESOURCES  
MISSOURI STATE PARKS  
ATTN: PRESERVATION PLANNER & GRANTS MANAGER  
PO BOX 176  
JEFFERSON CITY, MO 65102-0176

**Types of Resources Present in the Proposed Survey Area:**

The proposed survey area is an urban neighborhood and contains a mix of early twentieth century buildings, most of which are residential (see attached photos). There are some educational, commercial and service oriented structures as well. With a few notable exceptions, the houses of the neighborhood tend to be relatively small and set close together; most are also close to the street. Physical condition and levels of integrity vary from highly intact or restored to long-term rental properties in need of rehabilitation.

The most dominant architectural styles in the area are Craftsman, Dutch Colonial, Italianate, Minimal Traditional, and Colonial Revival. Craftsman style houses in the area are almost exclusively bungalows. Jefferson Middle School and Launer Auditorium, St. Clair Hall, and Missouri Hall on the Columbia College Campus are Collegiate Gothic. The oldest building on Columbia College's campus, Williams Hall, is said to be the oldest women's college building west of the Mississippi River in continuous use for educational purposes and is vernacular in style.

**Project Benefits:**

This survey will be used by North Central residents, the HPC and the City of Columbia, in conjunction with the Phase I and potential Phase II surveys, to make informed planning decisions, prioritize preservation goals and objectives, develop and implement land use policies, and educate the public and increase the understanding of and appreciation for the built environment as a tangible reminder of the community's history.

North Central Columbia is undergoing transition and redevelopment pressures. Understanding the historic context of the neighborhood may help to guide how and where change occurs in the neighborhood, and to respect and reflect the historic resources that are the backbone of the community. In addition, the timing for this survey is advantageous as the City of Columbia has adopted a new unified development code (zoning and subdivision) and has plans to develop neighborhood plans for central city neighborhoods. In addition to promoting preservation through awareness and information, this survey will be used to evaluate land use and development policies for this area.

This survey will also assist in the identification of resources worthy of designation in the local Most Notable Property inventory, and/or the National Register of Historic Places. Ultimately, the goal is that this survey will allow for additional National Register listings and additional opportunities for state and federal tax benefits.

**Proposed Methodology:**

The City of Columbia will be responsible for the identification and architectural survey of approximately 271 properties in North Central Columbia neighborhood. This will be accomplished by hiring a 36 CFR 61-qualified preservation consultant. An approved Historic Property Inventory form will be completed for each property within the boundaries of the survey area. Each form will be accompanied by at least one 5"x7" archival quality digital prints, identified with the survey number, property name and property address. Properties that consist of more than one resource will also be documented with a site plan and at least one photograph of each resource in addition to the main resource. Areas of proposed districts will be shown on one or more additional map(s).

Prior to the submission of inventory forms, a research design will be submitted and approved by the State Historic Preservation Office. The research design will specifically describe the geographic area to be surveyed and the justification for its selection; the historic context(s) within which the survey properties may be evaluated; research questions related to the context or issues relevant to the preservation of the resources; previous research on the resources and the contexts; the types of sources that will be used to establish context and evaluate the resources; and the method by which the survey will be conducted.

On completion, and completed SHPO review of the inventory forms, a final survey report will be prepared which will describe the scope and scale for the survey and provide a historic context for evaluation of the resources. The survey report will also include a description and analysis of property types within the survey area, requirement for registration of properties, a complete discussion methodology and rationale for evaluation, and recommendations for registration at both the local and national levels and as individual

landmarks and as districts. Evaluation and methodology will be consistent with the guidelines established in National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning; National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation; the Historic Preservation Program's Minimum Guidelines for Professional Surveys of Historic Properties; and the State Historic Preservation Office's Standards for Professional Architectural and Historic Surveys. All final products (survey forms, survey report, photos, maps, etc...) will be submitted to the State Historic Preservation Office in both digital and hard copy.

The HPC will also conduct a minimum of two public meetings in the neighborhood to inform owners of properties within the survey area and the interested public about the goals and scope of the survey. Meetings will be held immediately before the commencement, and soon after the conclusion of the survey, when survey results and recommendations will be presented. Meetings should be primarily informative in nature, but will also be used to solicit information and feedback from knowledgeable members of the public during an open question-and-answer session. During this session members of the public will be invited to share their concerns and ideas for the survey, and its intended uses and goals. Members of the Columbia HPC also regularly attend neighborhood meetings, and have had success garnering support and comments from the members of the NCCNA in previous meetings, regarding the North-Central Phase I survey. It is anticipated that this relationship will remain intact and helpful through the following phases of the survey in this neighborhood.

FY2020 Historic Preservation Fund Grant Application

City of Columbia, Missouri

## **Survey of North-Central Columbia - PHASE III**

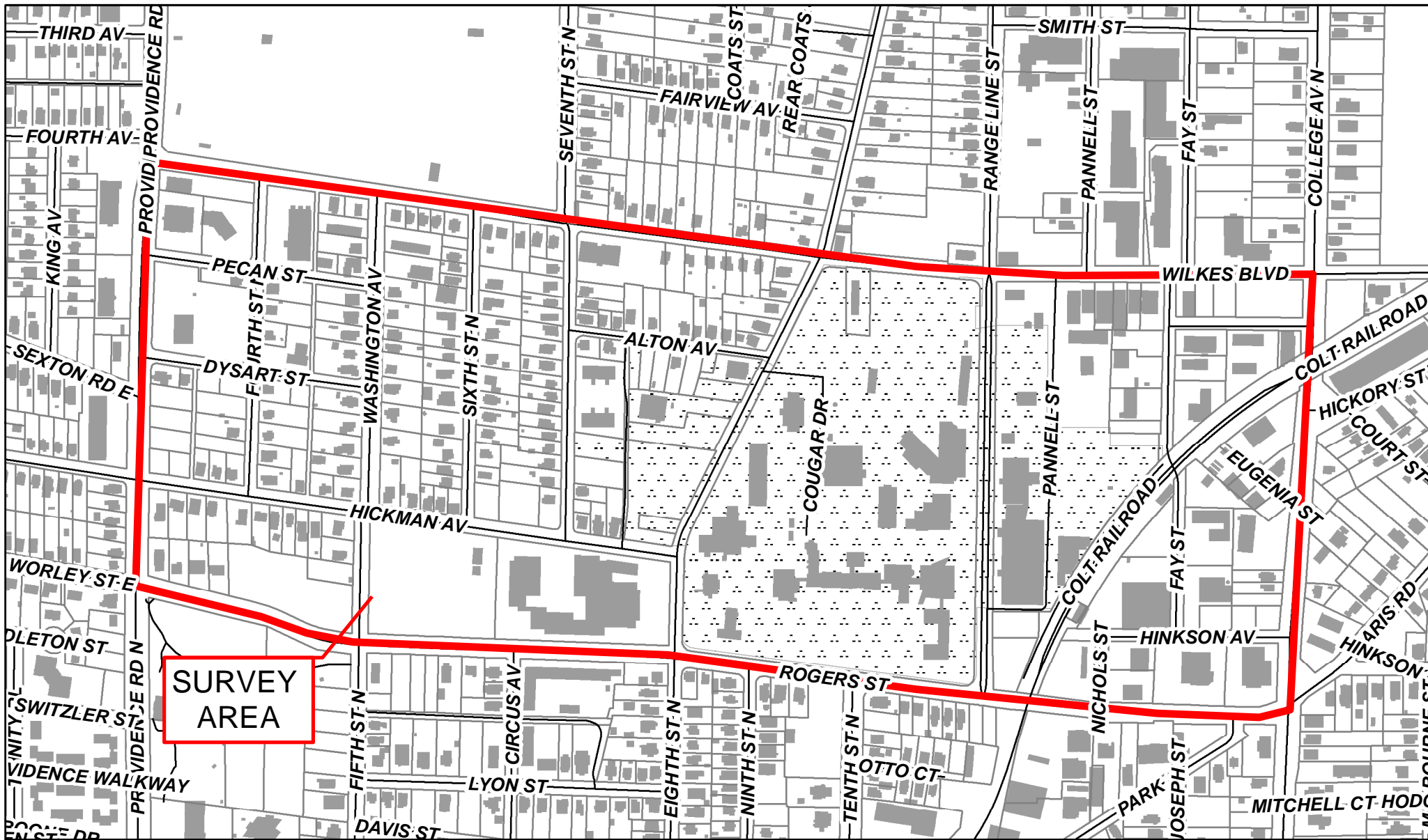
### **Attachments:**

- A-1 - Map of North-Central Columbia Survey Area - Phase III
- A-2 - Map of North-Central Columbia (with survey areas)
- A-3 - Columbia City Council Resolution of Support
- A-4 - Photos of North-Central Columbia Phase III Survey Area
- A-5 - Columbia HPC Resolution of Support
- A-6 - Columbia HPC Public Involvement
- A-7 - Local Preservation Ordinance Purpose
- A-8 - Historic Summaries of Most Notable Properties Within the Proposed Survey Area

## **Appendix A-1**

Map of North-Central Phase III Survey Area





# North-Central Columbia Neighborhood Historical Survey - Phase III



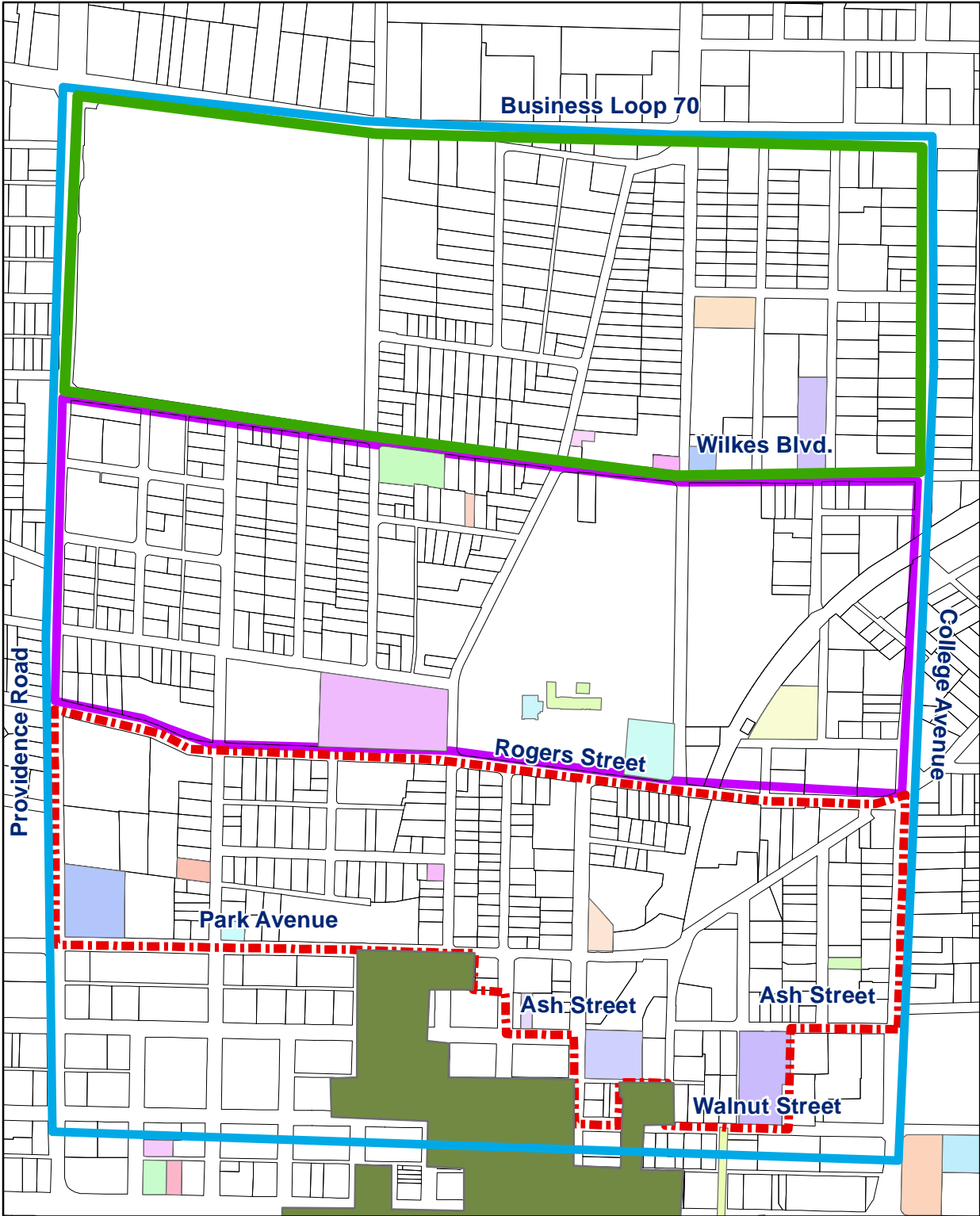
□ Parcels








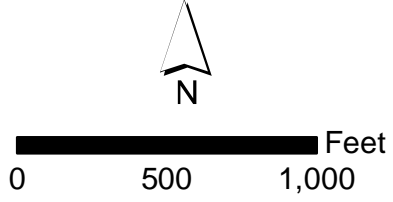
## **Appendix A-2**

Map of North-Central Neighborhood  
w/ Survey Phases

# North Central Columbia Boundaries



-  Phase II Survey Boundary (FY 2018)
-  Phase I Survey Boundary (FY 2016)
-  North Central Columbia Boundary
-  Downtown Columbia Historic District
-  Phase III Survey Boundary (FY 2020)



## **Appendix A-3**

Columbia City Council Resolution of Support

Columbia City Council will consider a resolution to support the application, and fund the FY 2020 HPF grant project at their September 3, 2019 meeting. Copies of the minutes from that meeting and the approved resolution will be included in the final application materials.

## **Appendix A-4**

North-Central Phase III Photos



Typical Housing Stock in Phase III Survey Area



Typical Housing Stock in Phase III Survey Area





Typical Housing Stock in Phase III Survey Area



Typical Housing Stock in Phase III Survey Area



Typical Housing Stock in Phase III Survey Area



Typical Housing Stock in Phase III Survey Area



Typical Housing Stock in Phase III Survey Area



Typical Housing Stock in Phase III Survey Area



Typical Housing Stock in Phase III Survey Area (repurposed into daycare)



Typical Housing Stock in Phase III Survey Area





Columbia College non-historic dining hall.



Columbia College non-historic performance hall.



Columbia College adaptive reuse of existing heavy commercial/industrial facilities.



Columbia College adaptive reuse of existing heavy commercial/industrial facilities.



Typical heavy commercial uses within Phase III area.



Typical heavy commercial uses within Phase III area.



Typical heavy commercial uses within Phase III area.



Historic Wright Brothers Mule Barn.





Wright Brothers Mule Barn with modern redevelopment/remodel (Logboat Brewery) in foreground.



Rear of Logboat Brewery, remodel of existing building with expansions.



New construction office buildings north of Logboat Brewery and Wright Brothers Mule Barn.

## **Appendix A-5**

Columbia HPC Resolution of Support



# City of Columbia, Missouri

## Meeting Minutes

### Historic Preservation Commission

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Tuesday, July 2, 2019  
7:00 PM

Regular Meeting

Conference Room 1B  
Columbia City Hall  
701 E. Broadway

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#### I. CALL TO ORDER

Pat Fowler - Chair & Acting Secretary, Amanda Staley-Harrison - Vice-Chair

Guests - Stephen Bybee

**Present:** 5 - Pat Fowler, Mary Kaye Doyle, Amanda Staley Harrison, Trevor Harris and Melissa Hagen

**Absent:** 1 - Mark Wahrenbrock

#### II. APPROVAL OF AGENDA

Commissioner Hagen moved to approve the agenda as distributed.

Commissioner Harris seconded and the motion passed unanimously by voice vote.

#### III. APPROVAL OF MINUTES

Commissioner Hagen moved to approve the minutes as distributed.

Commissioner Harris seconded and the motion passed unanimously by voice vote.

June 4, 2019 Meeting Minutes

**Attachments:** [HPC MINUTES 06042019](#)

#### IV. PUBLIC COMMENTS

The Commission welcomed Stephen Bybee, who discussed projects he has been working on in his neighborhood. He expressed interest in, and asked questions about applying for membership on the Commission.

#### V. COMMISSION UPDATES & INFORMATION SHARING

No updates were shared at this time.

#### VI. STAFF REPORT

#### A. Demolition Permit Applications

The Commission discussed a demolition permit application for the properties at 1107 & 1109 Locust Street.

Commissioner Staley-Harrison moved to close review of the pending application.

Commissioner Doyle seconded, and the motion passed unanimously by voice vote.

#### B. North-Central Historic Survey Updates

Staff Liaison Palmer shared updates on the progress of the North-Central Phase II survey, indicating that payment for the first installment (in the amount of \$1,922.00) was being processed by the City Purchasing Division, and the second invoice (in the amount of \$8,038.00) was received. Payment on the second invoice will be processed immediately.

Liaison Palmer also reported that the State Historic Preservation Office is currently accepting pre-applications for FY2020 Heritage Grants. The Commission discussed exploring areas for further surveying, and signaled their intent to undertake Phase III of the North-Central Columbia Neighborhood.

### VII. NEW BUSINESS

#### A. Brick Streets Stakeholders Meeting

Attachments: [Brick Streets Policy Comparison](#)

The Commission discussed proposed changes to the Brick Streets Policy Resolution, and agreed that they should be included in the Preservation Plan discussion process and outlined in the draft plan. Commissioner Fowler recommended that Commissioners continue to review the current policy resolution and ordinance models from other cities in anticipation of submitting changes to Council in the future.

Commissioner Harris distributed a chart comparing model brick street policies to consider for Columbia's Brick Streets policy update.

#### B. September Work Session for 2018/2019 Conference Material Review

This agenda topic was deferred to a future meeting.

### VIII. OLD BUSINESS

Commissioner Staley-Harrison was excused from the meeting at this time.

#### A. West Broadway & West Boulevard Development Updates

Commissioners Fowler and Doyle were in attendance at the second community meeting organized by the property owner and his engineering consultant. They updated the Commission in regards to the status of the project, which stands at the owner seeking a buyer for the three properties in a package deal.

#### B. Short-Term Rental Ordinance Updates

Planning & Zoning Commission is to discuss the ordinance in an open work session meeting on July 18th, however there is no opportunity for public comment at that time.

**C. Preservation Plan Outreach Efforts**

The agenda item was discussed before New Business to facilitate Commissioner Staley-Harrison's early departure.

Commissioner Fowler discussed a small group meeting at Tiger Place regarding input into content of the preservation plan. Commissioners shared other ideas for community outreach.

**D. HPC Establishing Ordinance Revisions Update**

Commissioner Fowler reported a second meeting will be arranged by Community Development Director Tim Teddy. There is currently no estimated completion date for the draft revisions or for their City Council consideration.

**IX. GENERAL COMMENTS BY PUBLIC, MEMBERS AND STAFF**

Commissioners discussed desired and potential programming going forward, such as curating a photo exhibit regarding lifestyles lost, as part of the warm-up to the bicentennial celebrations planned by the City and the County.

**X. NEXT MEETING DATE****XI. ADJOURNMENT**

Commissioner Doyle moved to adjourn.

Commissioner Hagen seconded and the motion was approved unanimously by voice vote.

Members of the public may attend any open meeting. For requests for accommodations related to disability, please call 573-874-CITY (573-874-2489) or email CITY@CoMo.gov. In order to assist staff in making the appropriate arrangements for your accommodation, please make your request as far in advance of the posted meeting date as possible.

Columbia HPC officially voted, at their August 2019 meeting, to support Staff's application for the FY 2020 grant project to complete the North-Central Historic Survey Phase III. Draft minutes are not yet available for inclusion in the pre-application. However, a copy of the approved official minutes will be included with the final application materials.



## **Appendix A-6**

Columbia HPC Public Involvement

## **Appendix A-7**

Local Preservation Ordinance Purpose

- (vii) Installation of signs, including reflectors, warning, speed limit, and other roadway signs that are installed in accordance with standards set forth in the *Manual on Uniform Traffic Control Devices*, or any successor publication used for the same purpose by the Public Works Department.

**(10) Alterations and Improvements.**

Any proposed alteration or improvement to a scenic roadway shall follow the public involvement process for roadway design above. For the purposes of this section, the terms "alteration" and "improvement" are defined as any change to the roadway, other than routine maintenance, including the following:

- (i) Any change to the width of the traveled path of the right-of-way;
- (ii) Any change to the alignment, grade or elevation of the roadway;
- (iii) Any change to the nature and characteristics of the material used on the road surface;
- (iv) The removal of visible boulders that do not pose a safety hazard;
- (v) The removal or cutting of trees, shrubs, or other vegetation within the un-traveled portion of the road;
- (vi) The installation of new bridges, guard posts, rails and other engineered structures where no such structure currently exists; and
- (vii) The installation of sidewalks, pedways, bike paths, or nature trails.

**29-2.3(c) - 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 (1) 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.
- (iv) 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 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. Chapter 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 in 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 R.S.Mo. Chapter 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 (10) year period, district boundaries and designation status may be reviewed no more often than once every five (5) years.

**29-2.3(d) - FP-O Floodplain Overlay.**

**(1) Authority.**

The Council enacts these floodplain management regulations under its authority to adopt zoning regulations designed to protect the health, safety and general welfare which authority was granted to the City of Columbia as a home rule charter City by the people of the State of Missouri in Article VI, Section 19(a) of the Missouri Constitution and by the General Assembly of the State of Missouri in Chapter 89 of the Missouri Revised Statutes.

**(2) Findings of Fact .**

- (i) Flood losses resulting from periodic inundation. The flood hazard areas of Columbia, Missouri, are subject to inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base all of which adversely affect the public health, safety and general welfare.
- (ii) General causes of these flood losses. These flood losses are caused by (1) The cumulative effect of obstructions in floodways causing increases in flood heights and velocities, (2) The occupancy of flood hazard areas by uses vulnerable to floods or hazardous to others, which are inadequately elevated or otherwise unprotected from flood damages.
- (iii) The Flood Insurance Study (FIS) that is the basis of this ordinance use standard engineering method of analyzing flood hazards which consist of a series of interrelated steps:
  - (A) Selection of a base flood that is based upon engineering calculations which permit a consideration of such flood factors as its expected frequency of occurrence, the area inundated, and the depth of inundation. The base flood selected for this ordinance is representative of large floods which are characteristic of what can be expected to occur on the particular streams subject to this ordinance. It is in the general order of a flood which could be expected to have a one percent chance of

## **Appendix A-8**

Most Notable Properties within  
Phase III Survey Boundary

# City of Columbia Map Project 2010-2011

Inventory Form Prepared by Deb Sheals for the Columbia Historic Preservation Commission

**Property Name** Williams Hall

**Address** 600 Cougar Dr.

**Year Built:** ca. 1851

**Year of HPC Notable Designation:** 2005

**Other designations:**

Boone County Historic Site?

**District name, if applicable:**

**Link(s):**

<http://www.ccis.edu/about/history.asp>

**Style:** Vernacular

**Property Type:** School/Educational

**Architect (s):**



## Description and History

Williams Hall is said to be the oldest women's college building west of the Mississippi River in continuous use for educational purposes. While other schools in Columbia closed at various times during the Civil War due to instability, Columbia College did not. This building continued to be used despite the war.

The modest brick building is tucked behind the larger formal buildings that ring Bass Commons on the Columbia College Campus. When the school was established in 1851, it was the uncompleted home of Dr. James Bennett, a Columbia physician who left for the Gold Rush and died in California. The home and its surrounding acreage were sold to the founders of the college, and became the permanent campus for the new school.

For decades, Williams Hall served as the main building on campus, with classrooms, a library, dormitory space, a dining room and the residence for the college president and his family. Large wings (now removed) were added to both sides of the building to accommodate the needs of the growing college. It was also used as a music practice building for many years, and has been known as Old Main, Practice Hall and the Conservatory.

Although a campus master plan of 1958 called for its demolition, alumni stepped in to establish a fund for its upkeep and ensure its continued existence. It was later remodeled into offices and classrooms. It was named Williams Hall in 1968, in honor of the College's first president, John Augustus Williams. Today, Williams Hall houses classrooms and faculty offices.

**Text by:** Deb Sheals and the Columbia  
Historic Preservation Commission

**Sources:** <<http://www.ccis.edu/day/about/history.asp>>.

**Date of Form:** 1/11/2011

# City of Columbia Map Project 2010-2011

Inventory Form Prepared by Deb Sheals for the Columbia Historic Preservation Commission

**Property Name** United Methodist Church

**Address** 702 Wilkes Boulevard **Year Built:** 1917

**Year of HPC Notable Designation:** 2009

**Other designations:**

**District name, if applicable:**

**Link(s):**

**Style:** Gothic Revival

**Property Type:** Church

**Architect (s):**



## Description and History

This is one of the only historic churches in north Columbia.

The United Methodist Church was built in 1917 in a residential neighborhood on the northern edge of Columbia. It is just three blocks west of the Hamilton Brown Shoe Factory, which was one of Columbia's largest employers at the time. The plant opened in 1910, and maintained a payroll of some 300 workers for the next twenty years. Most of the factory workers lived in this area, which is now known as the North-Central neighborhood.

The church building utilizes Gothic Revival styling, which has been a favorite of church builders for centuries. It features original stained glass sashes in the large Gothic arched windows of its street elevations. The walls are built of dark wire-cut bricks, which contrast nicely with the pale limestone foundation; the building originally had a red tile roof as well.

The church was established as a missionary project of the Columbia Methodist Church, led by Rev. Cecil Akers. Rev. Akers and his committee were able to raise enough money for the project that the new congregation was debt free when this building was dedicated on Nov. 17, 1917. The congregation grew at a steady pace over the next half century; in 1969 there were over over 800 members.

The building was expanded twice to keep up with the demand for more space. An addition was made to the south in the late 1940s, and a large ell was added to the west in 1961 or 1962. The 1960s addition, which includes a new entrance facing Wilkes street, was designed by locally known architect Hurst John.

**Text by:** Deb Sheals

**Sources:** Columbia Historic Preservation Commission Files; "Methodism in Columbia Missouri," Methodist Bicentennial Commission, 1984.

**Date of Form:** 1/28/2011



# City of Columbia Map Project 2010-2011

Inventory Form Prepared by Deb Sheals for the Columbia Historic Preservation Commission

**Property Name** Jefferson Junior High School

**Address** 713 Rogers St. **Year Built:** ca. 1910

**Year of HPC Notable Designation:** 2003

**Other designations:**

**District name, if applicable:**

**Link(s):**

**Style:** Collegiate Gothic

**Property Type:** School/Educational

**Architect (s):**



## Description and History

Jefferson Junior High School has been a Columbia Public School for over a century. It opened as Columbia's only high school in 1911, and became Jefferson Junior High in 1927.

There have been a total of three school buildings on this lot. The first was built ca. 1881, and another was added to the west side of the property ca. 1900. The 1880s building was used as both an elementary and a high school at various times, and for several years in the late 1890s, it was used for both. The second building was first called Columbia High School, but it was renamed Jefferson School in 1902 after it started to be used as an elementary school.

The 1880s school was razed in 1909 to make way for the building that still occupies the property, now Jefferson Junior High School. Ground breaking for the new school took place in March 1910, and the first classes were held there January 3, 1911. It served as the Columbia High School until Hickman High School was completed and placed in service in 1927, at which time it became Jefferson Junior High School. (The ca. 1900 building on the property was abandoned in 1927, and after attempts to update it failed, it was razed in the mid-1930s.)

Jefferson Junior High was the only junior high school in the community until the last third of the 20th century, and it was expanded several times to accommodate increasing numbers of students. An auditorium/gymnasium was built by the Works Progress Administration in 1934, a wing was added to the west side of the building in 1956, and a library was constructed in 1989. The school is now one of three junior high schools in Columbia.

**Text by:** Deb Sheals

**Sources:** Columbia Historic Preservation Commission Files; Chrighton, John, A History of Columbia and Boone County, 1987.

**Date of Form:** 1/17/2011

# City of Columbia Map Project 2010-2011

Inventory Form Prepared by Deb Sheals for the Columbia Historic Preservation Commission

**Property Name** Wieghtman, Harvey and Eugenia, House

**Address** 803 Alton Ave **Year Built:** ca. 1914

**Year of HPC Notable Designation:** 2007

**Other designations:**

**District name, if applicable:**

**Link(s):**

**Style:** Vernacular

**Property Type:** House

**Architect (s):**



## Description and History

This is one of the larger and more intact ornamental concrete block houses in Columbia.

Nationally, ornamental concrete blocks enjoyed widespread popularity in the first decades of the 20th century. That popularity was spurred by improvements in the production of Portland cement, as well as the invention of inexpensive machines that could mass produce the blocks. By the 1910's, one could buy such a machine from the Sears catalogue, which promised customers that "anyone can do this work." The machines often had interchangeable parts that allowed builders to make blocks with different shapes and textures, such as the blocks seen on this house.

The "rock-faced" pattern of the blocks on the walls of this house provide an example of the most popular pattern of the day. Their resemblance to stone, especially when painted as they are here, can fool the casual observer. Several different types of blocks were used on this house, including smooth beveled blocks at the top edge of the foundation and the second floor line, and shaped brackets at the eaves.

In 1923, it was the home of Harry B. and Eugenia Wiegman, and their children, Lurlene (a teacher) and Morris (a student). Mr. Weightman was the superintendent of buildings at Christian College (now Columbia College.)

Street addresses and sometimes even street names changed over the years; historic Sanborn maps and city directories show that the historic address of this building was 715 Weist Street in the 1920s.

**Text by:** Deb Sheals

**Sources:** Columbia City Directories, on file at the State Historical Society of Missouri.

**Date of Form:** 12/20/2010

# City of Columbia Map Project 2010-2011

Inventory Form Prepared by Deb Sheals for the Columbia Historic Preservation Commission

**Property Name** Launer Auditorium School

**Address** 901 Rogers St. (Columbia College) **Year Built:** ca. 1903

**Year of HPC Notable Designation:** 2000

**Other designations:**

**District name, if applicable:**

**Link(s):**

**Style:** Collegiate Gothic

**Property Type:** School/Educational

**Architect (s):**



## Description and History

Launer Hall was the second major building to be erected on the campus of Columbia College (then Christian College) in the 20th century. It was built to house an auditorium, with an attached chapel, library, gymnasium and art studio. A roof garden above the auditorium provided room for outdoor exercise and open-air programs.

As would be appropriate for a building program at a college for women, the construction project was administered by women. The project was overseen by Mrs. Luella St. Clair and Mrs. Moore, who at the time were co-presidents of the College. Luella (nee Wilcox) St. Clair succeeded her husband Frank St. Clair as the president of the school in 1893. (Her husband died suddenly just a few months after being appointed to that position.) When Mrs. St. Clair developed pneumonia in 1896, Mrs. Moore, who was her friend and a board member of the school, agreed to share the post of president. They were co-presidents while the new auditorium building was being planned and constructed.

They worked together closely to get the job done, to the point that they took over ownership of the entire school property to help secure funding. When fundraising faltered and credit proved to be unavailable, transferring ownership was seen as the the only way the project could be funded; the women had much better bank credit and personal resources than the struggling college. The plan worked. The money was raised and the building was completed, after which they deeded the school property back to the college.

Launer Hall was designed to complement St. Clair Hall, which was built nearby just to the east. Major rehabilitation projects in 1992 and 1997 preserved the historic integrity while updating interior finishes and mechanical systems. The original auditorium is still used for convocations and live performances.

**Text by:** Deb Sheals

**Sources:** Chrichton, John, A History of Columbia and Boone County, 1987.

**Date of Form:** 1/17/2011

# City of Columbia Map Project 2010-2011

Inventory Form Prepared by Deb Sheals for the Columbia Historic Preservation Commission

**Property Name** St. Clair Hall

**Address** 1001 Rogers Street **Year Built:** ca. 1900

**Year of HPC Notable Designation:** 2009

**Other designations:**

**District name, if applicable:**

**Link(s):**

**Style:** Collegiate Gothic

**Property Type:** School/Educational

**Architect (s):**

Hale, Mary Louise (later Mary Hale Lafon)



## Description and History

The construction of St. Clair Hall in 1900 began an ambitious building program that resulted in a finely detailed collection of buildings on Bass Commons.

One of the largest and most prominent buildings in the historic core of the campus, St. Clair Hall was designed by Mary Louise Hale. The project took place at a time when female architects were extremely unusual. In 1899, the local paper described Hale as "the only successful female architect in the State."

Hale was born ca. 1870 in Missouri and lived in Columbia in the latter part of the 19th century. In addition to securing a degree from the University, she studied in the St. Louis office of architect J. G. Cairns from 1893 to 1897. She returned to Columbia soon after she left Cairns' office, and by 1899 had a thriving local practice. The article cited above noted that she had completed a house and a large new church, and had some fifteen other projects in the works. She married Thomas LaFon shortly after the turn of the century and moved to University City, Missouri, where she continued her architectural career as Mary Hale LaFon.

St. Clair Hall was one of the projects she was working on when profiled by the Columbia paper in 1899. The newspaper noted that the new building was expected to cost \$60,000, and that it would be "a massive dormitory of brick and stone in the Elizabethan style of architecture." That "Elizabethan" style is also commonly referred to as Collegiate Gothic, after its vast popularity on college campuses in the early 1900s.

Hale's design for St. Clair Hall established a precedent for the architectural development that took place at the school over the next several decades. All of the buildings that ring Bass Commons today utilize stylistic elements that complement those found on St. Clair Hall.

**Text by:** Deb Sheals

**Sources:** Columbia Missouri Herald, 11/17/1899.

**Date of Form:** 1/17/2011

**Property Name** Missouri Hall

**Address** 1011 Rogers **Year Built:** 1920

**Year of HPC Notable Designation:** 2012

**Other designations:**

**District name, if applicable:**

**Link(s):**

**Style:** Collegiate Gothic

**Property Type:** School/Educational

**Architect (s):**

Maxine Miller,  
SOA (Rehabilitation)

**Description and History**



A combination of historic preservation and green building practices have ensured that historic Missouri Hall will continue to play an important role at Columbia College for decades to come.

In 2006, a comprehensive rehabilitation outfitted the building for administrative offices as well as the school's writing and math centers. The project, which was administered by the architectural firm of SOA, received LEED silver certification in 2009. That rehabilitation project included replacing dark brown aluminum windows that had been installed in the late 20th century. The new white windows are much closer to the original sashes in profile and configuration, and the rehabilitated building is now one of the more impressive historic structures on campus.

Built in 1920 to provide much needed dormitory space along with home economic teaching spaces, Missouri Hall faces Bass Commons, the original core of Columbia College. Like nearby St. Clair Hall, Missouri Hall was constructed with the help of a female architect, and even had a women serve as the contractor. The construction of Missouri Hall was directly supervised by then-president of the school, Mrs. Luella St. Clair-Moss, and was designed by her sister, Maxine Miller. Miller is said to have based the plans on a hotel building in Mississippi.

Luella St. Clair was appointed president of the college in 1893, after her husband died suddenly after serving just a few months in the same position. (She later married Woodson Moss.) She served as the president of the school for more than a quarter of a century, and it was under her leadership that most of the buildings on Bass Commons were constructed.

Missouri Hall was the last building to be built by her administration. It was built with funds raised during the "Missouri Movement", a fund drive started by the Christian Church to raise funds for its six affiliated colleges in the state.

**Text by:** Deb Sheals

**Sources:** Chrichton, John, A History of Columbia and Boone County, 1987.

**Date of Form:** 1/22/2012

# City of Columbia Map Project 2010-2011

Inventory Form Prepared by Deb Sheals for the Columbia Historic Preservation Commission

**Property Name** Wright Brothers Mule Barn

**Address** 1101 Hinkson Ave. **Year Built:** 1920

**Year of HPC Notable Designation:** n/a

**Other designations:**

Individual National Register Listing (11/01/07)

**District name, if applicable:**

**Link(s):**

**Style:** Vernacular

**Property Type:** Mule Barn

**Architect (s):**

Gedney, Jesse (original building); Pape, Brian (Rehabilitation)

**Description and History**



The Wright Brother's 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. At the time of its construction, it was the only large animal facility within the city limits of Columbia, and it served as a local center for agricultural employment for decades.

After Missouri mules were awarded several top prizes at the 1904 World's Fair in St. Louis, they became popular nationally and internationally. Their reputation remained strong for decades; the Agricultural Census of 1920 showed that Missouri ranked first among the states in numbers of mules. While St. Louis was considered a primary mule marketplace, Columbia was at the center of the state's most successful mule breeding region (Audrain, Boone, Callaway and Pike counties), and was therefore able to hold its own in sales.

The barn was designed by Jesse Gedney of St. Louis, and built by Joe Strickler. An August 2, 1920 article in the Evening Missourian, described the barn as "of the latest design." The 150' x 150' brick structure, which could hold up to 300 mules, featured electric lights, running water, an abundance of windows and an efficient layout. Although designed and constructed for use as strictly a mule operation, the interior arrangement of the barn was altered to be shared with other animal industries upon the decline of the mule industry in the late 1920's. In 1930, the Rader Packing Company was sharing use of the building, and in 1933, it purchased the property. By 1953, the entire structure was occupied by the meat packing company.

The Wright Brothers' Mule Barn was added to the National Register of Historic Places in 2007. That designation was part of a major historic rehabilitation that was done by owners Brian and Joy Pape. Brian Pape, local architect and preservationist, also added many environmentally friendly elements, including one of the first "green roofs" in Columbia.

**Text by:** Kylee Rooney and Deb Sheals

**Sources:** National Register Nomination for this property.

**Date of Form:** 1/14/2011