



# City of Columbia, Missouri

## Meeting Minutes

### Historic Preservation Commission

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Tuesday, May 2, 2023

7:00 PM

Regular Meeting

Conference Room 1C

City Hall

701 E. Broadway

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#### I. CALL TO ORDER

Chair - Stephen Bybee, Vice-Chair - Melissa Hagen, Secretary - Heather Richenberger

Meeting was called to order at 7:14 PM.

#### II. INTRODUCTIONS

One guest was present at the meeting; Julie Pax, local art historian and owner of Greenwood Heights home on Mexico Gravel Road.

#### III. APPROVAL OF AGENDA

Commissioner Hagen moved to approve the agenda as distributed.

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

#### IV. APPROVAL OF MINUTES

Commissioner Hagen moved to approve the April meeting minutes as distributed.

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

April 4, 2023 Meeting Minutes

Attachments: [HPC MINUTES 04042023](#)

#### V. STAFF REPORTS

A. Central Columbia Urban Conservation Overlay District Study - Administrative Delay

Attachments: [RFP 66-2023 - Central CO Urban Cons. Ord & Design Guidelines.FINAL](#)  
[Administrative Delay Ordinance](#)  
[Council Memo](#)

Staff Liaison, Rusty Palmer, reminded the Commission that they should be on the lookout for public input opportunities in regards to the study, as the City is finalizing the consultant contract in the coming weeks.

Mr. Palmer also reported to the group that the administrative delay was defeated at City Council.

**B. New Commissioner Recruitment (Real Estate Investor)**

Mr. Palmer noted that Commission leadership had requested a shuffling of the HPC roster to move Commissioner Ott into the Preservationist position, leaving open the Real Estate Investor seat. Leadership and Staff believe this seat will be easier to fill, and hope to begin advertising the position right away.

Liaison Palmer asked that Commissioners begin recruiting real estate professionals for the vacancy.

**VI. DEMOLITION PERMIT APPLICATIONS**

Mr. Palmer shared the demolition permit application materials for 1611 University Avenue and 707 Mikel Street with the Commission.

The University Street property was included in recent litigation regarding the replatting of a number of adjacent lots on the street. The owner and developer of the property were awarded judgment and are now seeking to replat the lots and ready them for development with 3 multi-family structures.

Mr. Palmer indicated that the Mikel Street property was damaged by a fire, but had not been deemed a nuisance property at the time of the meeting.

Commissioner Bybee volunteered to contact both property owners to gauge potential salvage opportunities.

Commissioner Richenberger moved to close review of the current demolition permit applications.

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

1611 University Avenue

**Attachments:** [1611 University Ave APP](#)  
[1611 University Ave ASSESSOR](#)  
[1611 University Ave](#)

707 Mikel Street

**Attachments:** [707 Mikel St APP](#)  
[707 Mikel St ASSESSOR](#)  
[707 Mikel St](#)

**VII. NEW BUSINESS**

#### A. Future Most Notable Properties Events

Commissioner Bybee expressed a desire to reestablish a consistent annual schedule for Most Notable Properties applications and awards. May, being National Historic Preservation Month, was suggested for the annual awards ceremony and announcements.

One potential schedule discussed called for accepting nominations in the fall, with an approximate closing date of January 1st. This would allow for review of the applications, selection, and time for property research to be conducted by a consultant before the ceremony in May.

Mr. Palmer reminded the Commission that plaques are roughly \$200 apiece and noted that research is now approximately \$500 per property.

Commissioners tabled the discussion for a future meeting.

Commissioner Ott suggested that the Most Notable Properties data pages be compiled into a book that the HPC could publish. Commissioners indicated interest in possibly pursuing the project in the future.

#### B. Tree Preservation Opportunities & Recognition

Commissioner Hagen sought input from the Commission on her idea to recognize tree preservation, whether in conjunction with the Most Notable Properties program or separately. Commissioner Bybee, who also sits on the Tree Board, indicated that he would seek their input as well, since this project could be an opportunity for partnership between the two groups, as well as Parks and Recreation.

#### C. Architectural Salvage

Commissioners expressed their frustrations to Mr. Palmer due to the lack of progress with their requested revisions to the Commission's duties and responsibilities regarding salvage sales and other fundraising ventures.

Mr. Palmer discussed the existing limitations with the group and indicated that progress is unlikely due to the extensive special permissions that would be required for the Commission to undertake the activities in their request to City Council. He expressed concerns over liability issues as well as feasibility of some of the more-ambitious goals.

The group then discussed the value of a successful not-for-profit group in Columbia to take on some of the initiatives, but Mr. Palmer noted that some of the same limitations would interfere with potential partnerships. For instance, the existing salvage inventory cannot be donated to another entity due to regulations pertaining to the disposal of City property.

### VIII. OLD BUSINESS

#### A. Billion Graves Project - Planning & Publicizing

Commissioner Bybee expressed regret that an event did not seem possible due to scheduling conflicts and the time investment needed to make it successful. However; he indicated that there is substantial interest in hosting a genealogy event utilizing cemeteries as an historical record. He suggested an approximate date to be held in the fall.

**B. HPC Duties & Responsibilities**

**Attachments:** [HPC - Establishing Legislation](#)

The Commission again discussed an in-depth review of the establishing ordinance to determine priorities for the future, such as educational events.

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

Liaison Palmer and Commissioner Hagen shared with the Commission that the CLG grant application was recommended for funding by the State Historical Preservation Office. The request was for funding to hire a preservation consultant who would draft a preservation plan for the city. The final decision on funding will be made at the Federal level, by the Department of the Interior National Parks Service, in the two to three months.

**X. NEXT MEETING DATE - JUNE 6, 2023****XI. ADJOURNMENT**

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.

**USB DRIVES PROHIBITED:** Due to cybersecurity concerns, flash drives and other media devices are no longer permitted for delivering files or presentation materials. A speaker who desires to display a presentation must upload the presentation, in advance, to the city network using an upload portal. To upload your files and learn more, visit [CoMo.gov/upload](https://CoMo.gov/upload). (Effective Jan. 1, 2023)