

Columbia Historic Preservation Commission

To : City of Columbia Planning & Zoning Commission
City of Columbia City Council

From: City of Columbia Historic Preservation Commission

Date: November 1, 2022

Re: Historic Landmark/District Designation of 910 & 912 E. Walnut

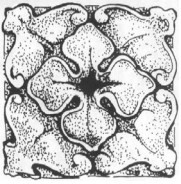
The Historic Preservation Commission (HPC) is in receipt of a petition from the City of Columbia, owners, seeking local historic landmark and district status on their properties located at 910 and 912 E. Walnut Street. The Commission was consulted by City Council in early 2018, seeking guidance on historical significance of the properties and what protective measures should be implemented while under City ownership. The HPC subsequently recommended listing the properties on the National Register of Historic Places (NRHP), and noted a number of historically noteworthy residents and characteristics of the property.

The HPC later determined that listing the properties on the NRHP was not only costly and time-consuming, but that the properties likely would not meet the strict standards for listing. At the October 5, 2021 meeting, the Commission revised their recommendation to Council to listing the properties as local historic landmarks, and placing both properties in an Historic Preservation Overlay District. The recommendation went further to seek deed restrictions be placed on the properties, that mirror the regulations as defined by the HP-O request. Council then directed the HPC to proceed with the request, at their meeting January 3, 2022. The current petition is the result of that recommendation by the HPC and the direction of Council. The petition details all items proposed for regulation within the HP-O.

In April, the HPC contracted the services of local historian Deb Sheals, who completed an extensive search of property records for both 910 and 912 E. Walnut. Upon completion of Ms. Sheals' research it was found that some elements of the preliminary research by the HPC was in error. Therefore, this report and the designation petition were modified slightly to reflect the corrected information she provided. Additionally, the platting request on the property was modified by the City and reduced to a single lot inclusive of easements to facilitate the Solid Waste Division's facilities at the rear of the lot. Given these recent changes, the HPC is submitting this revised report and reaffirming their recommendation for the property.

The HPC has reviewed the petition for compliance with the provisions of Section 29-2.3(c)(6) and found the petition to be substantially consistent with five of the twelve evaluation standards therein, which are listed below.

- 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;
- iii. It is identified with a person or persons who significantly contributed to 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;
- viii. Its unique location or physical characteristics make it an established or familiar visual feature of the neighborhood or City;
- xii. It is at least 50 years old or of most unusual historical significance.



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[i] Both properties, having ties to prominent local businessmen, are of importance to local heritage and cultural development of Columbia. 910 E. Walnut became a rooming house for downtown workers from the late 1920's through the Second World War and beyond. [iii] 910 E. Walnut can be tied to Mr. S.K. Cho, who owned a local drycleaning business, and was also the first Korean student to attend, and later graduate, the University of Missouri. Mr. Cho later moved into 910 E. Walnut, which was originally constructed for C.F. Crane and his family. Mr. Crane owned an auto repair business nearby on 9th Street. [vi] The application notes a number of both interior and exterior features, original to 910 E. Walnut, that are indicative of the style, materials, and craftsmanship contemporary to its time of construction. [viii] 910 maintains its general character as a single-family residence despite almost 100 years of varied use. Located prominently downtown, the property is a unique instance of a single-family home within the M-DT. [xii] Finally, the HPC has determined that both 910 and 912 were constructed in the early or mid-1920s, making them roughly 100 years old.

The proposed HP-O district boundary is in compliance with the standards laid out in Defining Boundaries for National Register Properties: National Register Bulletin 21. The existing lot is proposed to be replatted, with the structures included on a single lot, and the remaining portion (roughly the southern half) of the property to be encumbered by a utility easement for use by the Solid Waste Division. The historic designation will follow the platting action achieving legal lot status on the property. The proposed HP-O will be inclusive of the entire property.

Additionally, as a means of ensuring the continuous preservation of the properties, the HPC proposed in their January report to Council that restrictions be placed on the deed(s) for 910 and 912 to reflect and reiterate the protections proposed for the HP-O district. While these protections will be redundant, the Commission believes they are necessary. Abrogation of the HP-O in the future would require Council approval, and the added deed restrictions would allow legal recourse for the City, if the restrictions were to ever be removed or violated by succeeding owners.

The HPC finds that the petition is complete and accurate, and agrees that the property meets the criteria for designation of historic landmarks and districts found in Section 29-2.3(6) of the UDC, as detailed above. The UDC requires only one of the twelve criteria is met, however the subject properties meet as many as five criteria, suggesting a high level of historic significance worthy of preservation and justifying the measures proposed to protect it.

Thank you for your consideration.