



701 East Broadway, Columbia, Missouri 65201

Council Memo

Department Source: Community Development

To: City Council

From: City Manager & Staff

Council Meeting Date: May 18, 2026

Re: Benton-Stephens Neighborhood Survey Phase III – Historic Preservation Fund Grant (Case # 163-2026)

Impacted Ward: Ward 3

Executive Summary

Approval of this resolution would authorize the City Manager to submit a FY 2026 Historic Preservation Fund (HPF) “final” grant application to fund the third phase of the Benton-Stephens Neighborhood architectural survey. Preservation fund grants are awarded on a 60:40 maximum federal – minimum local matching basis. Grant funds are dispersed as a reimbursement of project expenditures.

Discussion

The proposed grant, if awarded, would permit the City to hire a qualified consultant, per Section 36 of the Code of Federal Regulations, Part 61 (*Procedures for state, tribal, and local government historic preservation programs*), to conduct the third phase of an historic architectural survey of the Benton-Stephens Neighborhood.

The Phase III boundary includes roughly 98 acres and 195 total structures. The survey boundary varies slightly from the existing Benton-Stephens Urban Conservation Overlay District, as it includes the Boone Hospital properties located on the north side of Broadway between Ripley Street and Old Highway 63. These properties are included in the survey area in an effort to utilize the existing road network to define a simplified boundary, and in order to avoid potential survey gaps. The overall survey boundary is inclusive of all parcels south of Hinkson Avenue to Broadway, between Ripley Street and Old Highway 63.

The majority of the subject properties meet the age requirement (50 years) for designation as local historic properties. This survey will supplement others completed by the City, such as the North-Central Columbia Survey (completed in three phases from 2016 through 2021), informing policy decisions and in determining potential areas for focused preservation efforts, such as designation of historic districts and/or landmarks and neighborhood planning efforts.

The Benton-Stephens Neighborhood Association has continuously sought a historic survey of the neighborhood, and indicated support for the project in the past. Due to the cost-prohibitive nature of surveying the entire neighborhood, the survey has been phased over the course of 4-5 years. Final phasing of the project will be determined in conversations with the State Historic Preservation Office, and the Grants Manager. The Phase I grant for the Benton-Stephens Survey was awarded to the City in July 2025. However, due to delays in

Federal funding and during the procurement process, funding was withdrawn by the Grants Manager due to insufficient time remaining in the grant cycle to complete the project. Staff anticipates the Phase I grant project to be revisited during the FY 2027 or 2028 grant cycle, depending on the preferences of the Historic Preservation Commission. The Phase II grant was awarded in December 2025, and the procurement process is now underway.

The final phase of the North-Central Survey was completed for a total cost of \$25,000, and included roughly 250 individual historic resources. Using this example, the HPC expects the Benton-Stephens survey to reach a total expense of up to \$100,000, which would be allocated over the anticipated 4-5-year project horizon. This arrangement would equate to an estimated annual expense of \$25,000 to the City, with 60% (\$15,000) being returned at the completion of each phase, in a reimbursement of the Federal share. \$25,000 in funding for such grant projects was added to the Historic Preservation Commission's FY 2026 annual operating budget, which is expected to be reallocated in FY 2027 and beyond.

The Historic Preservation Commission will discuss the grant application at their May 5th meeting, where their full support is anticipated. A pre-application (draft application), which is attached for reference, was submitted to the State Historic Preservation Office (SHPO) for preliminary comments on February 26, 2026. Previous pre-applications for similar survey work garnered only minor technical corrections in the comments from the SHPO. Comments were received on the pre-application on April 30, which staff is addressing, and the final application is due May 29. A resolution of support by City Council is required as an attachment to the final grant application.

The Historic Preservation Commission has delivered five previous architectural surveys using the HPF match funds grant program (Garth's Addition, East Downtown/Locust, and North-Central Phases I-III). These past survey grants represent an investment of over \$80,000 in documenting Columbia's historic properties, with roughly \$48,000 reimbursed to the City from the Historic Preservation Grant Fund. In the recent past, the local funding for these projects was appropriated by the City Council from their discretionary funds, due to the limited funding available to the HPC in their annual budget; with just \$5,000 allocated annually to contractual expenses. The HPC also recently kicked-off their FY 2024 grant project, which funded procurement of a consultant to prepare a city-wide historic preservation plan. The pre-application and a locator map are attached for reference.

Fiscal Impact

Short-Term Impact: Initial expenses will total \$50,000 over the next two years (FY 2026-27), with an anticipated Federal reimbursement of \$30,000, resulting in a local share of \$20,000.

Long-Term Impact: If five phases are anticipated, long-term expenses will include another \$25,000 in FY 2028, with \$15,000 to be reimbursed at the completion of the project. Phasing is contingent on funding availability and project approval by the State Historic Preservation Office Grants Manager.

Strategic & Comprehensive Plan ImpactStrategic Plan Impacts:

Primary Impact: Organizational Excellence, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Economic Development, Tertiary Impact: Land Use & Growth Management

Legislative History

Date	Action
5/01/2000	Approved: Benton-Stephens Urban Conservation Overlay District (Ord. # 016424)

Suggested Council Action

Approve the resolution authorizing the City Manager to submit the final Historic Preservation Fund (HPF) grant application for Phase III of the Benton-Stephens Architectural Survey.