

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
February 10, 2022**

SUMMARY

A request by the Columbia Historic Preservation Commission (agent), on behalf of the City of Columbia (owner), seeking to establish a historic preservation overlay district including properties addressed as 910 and 912 E. Walnut and designating both existing structures as historic landmarks. (**Case #77-2022**)

DISCUSSION

In April 2018, City Council requested input from the Historic Preservation Commission (HPC) on the historic value and nature of the properties at 910 & 912 E. Walnut. The City's Solid Waste Division was finalizing a contract to purchase the property for use as a refuse and recycling collection site. The property was planned to be subdivided into two lots - one would house the Solid Waste collection site and the remainder of the property, which holds the existing structures, would be resold.

The report from the HPC was to include a recommendation for Council's consideration as to what protections should be placed on the structures, if any, while under City ownership. In May 2018, the HPC presented a letter of recommendation to City Council. That letter indicated, based on preliminary findings, the home at 910 E. Walnut was built and occupied by a local businessman, Cecil Fuller Crane, and his family. The home played many different roles throughout history, as a family home, a boarding house during the Great Depression, and later as student/workforce housing unit.

Upon examination of the Crane Building (910 E. Walnut) the Commission noted a number of interior elements such as the original fireplace, French doors, trim, bannister, and an original mail-slot door. Exterior elements the HPC wished to protect included the facades of both buildings, generally, and the arched lintels, and stone sills that frame the window openings in the Crane Building. The building at 912, unfortunately, has been extensively modified on the interior and has few distinguishable elements on the outside, but actually holds a higher level of historical significance upon examination of the property's provenance.

The commercial space at 912 E. Walnut has since been further researched by the HPC, and found to be originally the location of a dry cleaning business owned and operated by the first Korean student and graduate of the University of Missouri, Mr. S.K. Cho. Preliminary research indicates that Mr. Cho and his family occupied the original residential space above the family business for some time before moving to accommodate their growing family.

The original recommendation by the HPC was that the City nominate both 910 & 912 E. Walnut for listing on the National Register of Historic Places (NRHP). However, at the October 5, 2021 meeting of the HPC the Commission reviewed the two properties, noting that they likely do not meet the stringent NRHP standards. The Commission voted to recommend creation of a local Historic Preservation Overlay District (HP-O), recognizing both the Cho Building and the Crane Building as local landmark historic structures, as well as including restrictions on the deed for each property to mirror the proposed landmark regulations.

Local HP-O and landmark restrictions were written to mirror those of the NRHP. While the overlay offers only modest protections to general character and appearance, landmark status permits the

regulation of interior elements of the buildings, such as the items the HPC listed for protection within the Crane Building. The Commission believes that the Cho Building better rises to the level of historical significance given its history, but the Crane Building maintains many of its original design elements on the interior, justifying the landmark designation and stringent regulation on both addresses.

Staff prepared a report to City Council, on behalf of the HPC, seeking authorization to pursue local landmark and HP-O district status for the subject properties. The report was read by Council at their January 3, 2022 meeting, after which Council directed the Commission to move forward with the request. Staff was instructed to schedule a public hearing before the Planning & Zoning Commission and prepare the appropriate documents to facilitate the landmark designation and overlay establishment process.

Pursuant to Section 29-2.3(c)(5) of the UDC, the Planning and Zoning Commission and City Council are required to take actions on the report prepared by the HPC prior to the designation of property as a landmark or the establishment of an HP-O district. Section 29-2.3(c)(6) provides the specific criteria that must be met for structures to be designated as landmarks or an HP-O district.

The findings of the HPC relating to the subject properties, as summarized above, have been reviewed for compliance with the provisions of Section 29-2.3(c)(6) and are found to be substantially consistent with those standards. Furthermore, the procedural provisions enumerated in Section 29-2.3(c)(5) have been met. Pursuant to these provisions, the recommendations provided below have been offered for the Commission's consideration and are consistent with the authority granted by the UDC in designating and establishing landmark structures and HP-O districts, respectively.

RECOMMENDATION

- Approval of the proposed zoning map amendment, placing the properties at 910 & 912 E. Walnut, to be known as the C.F. Crane Building (910) and the S.K. Cho Building (912), within an Historic Preservation Overlay District (HP-O).
- Approval of the designation of both 910 & 912 E. Walnut as local historic landmark structures.
- Approval of a proposed deed restrictions regulating the removal or modification of exterior elements of both 910 & 912 E. Walnut as well as the named interior elements of 910 E. Walnut as recommended by the HPC in their May 2018 report to City Council and summarized above.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Council Minutes Excerpts (April 16, 2018)
- HPC Recommendations Letter (May 2018)

SITE CHARACTERISTICS

Area (acres)	0.07 acres
Topography	Flat
Vegetation/Landscaping	None, developed
Watershed/Drainage	Perche Creek
Existing structures	Two buildings, currently vacant

HISTORY

Annexation date	1826
Zoning District	M-DT (Mixed-Use Downtown)
Land Use Plan designation	Commercial
Previous Subdivision/Legal Lot Status	Legal Lot

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	City of Columbia
Electric	City of Columbia

ACCESS

Walnut Street	
Location	Along the North side of property
Major Roadway Plan	N/A
CIP projects	None
Sidewalk	Sidewalks constructed.

PARKS & RECREATION

Neighborhood Parks	None within half-mile.
Trails Plan	None
Bicycle/Pedestrian Plan	None

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of this pending request on January 19, 2022. 22 postcards were distributed.

Report prepared by Rusty Palmer

Approved by Patrick Zenner