



City of Columbia, Missouri

Meeting Minutes

Historic Preservation Commission

Tuesday, March 3, 2026
5:30 PM

Regular Meeting

Conference Room 1B

I. CALL TO ORDER

Stephen Bybee - Chair, Carrie Gartner - Vice-Chair, Josh Parshall - Secretary

Commissioner Bybee called the meeting to order at 5:33 PM.

Present: 6 - Stephen Bybee, Carrie Gartner, Josh Parshall, Jennifer Luchau, Trey Cook and Matt Fetterly

Absent: 1 - Melissa Hagen

II. INTRODUCTIONS

Guests - Pat Fowler - North-Central Columbia Neighborhood Association, Brooke - Missourian, and Amelia, Allison, and Autumn - MU Law Students

III. APPROVAL OF AGENDA

Commissioner Gartner moved to approve the agenda as distributed.

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

IV. APPROVAL OF MINUTES

Commissioner Gartner moved to approve the February meeting minutes as distributed.

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

February 3, 2026 Meeting Minutes

Attachments: [HPC MINUTES 02032026](#)

V. DEMOLITION PERMIT APPLICATIONS

Staff Liaison, Rusty Palmer, presented the demolition permit application materials for the properties listed.

Commissioners noted that they released the permit for 409 N. Eighth Street, and that there are no known plans for use of the other lot on the block once the structures are razed. Mr. Palmer noted that the college is responsible for keeping an up-to-date campus master plan with the Community Development Department, and that the last one approved for the college was from 2019, before the college took ownership of the lots.

Commissioner Bybee noted that this is new territory for him as a commission member, having never witnessed the demolition of this many adjacent structures. He reminded the Commission that the only tool at their disposal is the 45-day application delay. He also noted that they can seek more information from the college about their future plans for the soon-to-be-vacant lots.

Pat Fowler, representing the North-Central Neighborhood, spoke on concerns over the loss of the contiguous properties along the 400 block of N. Eighth Street, all of which are owned by Columbia College. She asked that the HPC request an updated campus master plan be submitted by the college to the City in order to trigger a public hearing on any proposed changes to properties under their ownership.

Commissioner Luchau moved to close review of the application for 211 Alexander Street.

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

Commissioner Gartner moved to take no action on the permit applications for the properties on Eighth Street in order to allow the Commission and other stakeholder groups to contact Columbia College.

Commissioner Parshall seconded and the motion passed unanimously.

Commissioner Gartner indicated that she would draft a letter to Columbia College expressing the concerns shared by the Commission and the North-Central Neighborhood. Mr. Palmer added that he would finalize the letter with appropriate code references, requesting submission of an updated campus master plan.

211 Alexander Avenue

Attachments: [211 Alexander ASSESSOR](#)

[211 Alexander Ave](#)

401 N. Eighth Street

Attachments: [401 N Eighth ASSESSOR](#)

[401 N. Eighth](#)

407 N. Eighth Street

Attachments: [407 N Eighth ASSESSOR](#)
[407 N. Eighth](#)

409 N. Eighth Street

Attachments: [409 N Eighth ASSESSOR](#)
[409 N. Eighth](#)

411 N. Eighth Street

Attachments: [411 N Eighth ASSESSOR](#)
[411 N. Eighth](#)

VI. STAFF REPORTS

A. Preservation Plan Work Items

Mr. Palmer presented Commissioners with an outline of the remaining items to finish the preservation plan. Commissioners then discussed review of the existing preservation ordinance. Commissioner Bybee inquired about seeking a longer delay period for review of demolition permit applications. Mr. Palmer suggested a tiered system with longer waits for properties within an historic preservation overlay district, noting it is unlikely lengthening the general delay would be unlikely to gain approval.

Commissioner Bybee then suggested that the Commission should enhance efforts to assist property owners with National Register nominations. This power is currently in ordinance, so the Commission should make it a focus to act.

Commissioner Gartner observed that the current ordinance is a mix of bylaws and policies.

Commissioners then had a short discussion on a vision statement for the Commission and/or the preservation plan. Mr. Palmer noted that the current vision statement is, "...to create a preservation ethic in Columbia."

Commissioner Gartner suggested, "...a place where historic places are preserved and celebrated," as a starting point.

Commissioner Parshall suggested that something was needed in the plan to describe how historic assets contribute to a sense of place and local identity.

Commissioner Gartner indicated that she would draft something for the next meeting.

Commissioner Gartner provided a set of draft goals and objectives. Commissioners needed an opportunity to read and review before making any final decisions.

B. FY 2024 CLG Grant Updates - Benton-Stephens Phase I Survey

Liaison Palmer indicated that the consultant selected for the project had backed out due to scheduling conflicts, leaving them unsure they could complete the project on-time. He noted that the second lowest and best vendor would be contacted as soon as possible to inquire about their ability to complete the project.

VII. OLD BUSINESS**A. Most Notable Properties Event Planning**

Commissioner Bybee indicated that he is already doing property visits with historian Deb Sheals for research and photography purposes.

Mr. Palmer reported that the Reichmann Pavilion is already booked for May 13th, all day.

VIII. NEW BUSINESS**A. FY 2026 CLG Grant - Benton-Stephens Phase III Survey Resolution of Support**

Attachments: [Columbia Benton-Stephens Phase III Pre-Application](#)

Mr. Palmer asked offer a resolution of support for the Phase III Benton-Stephens Survey. He noted that the pre-application was already submitted, and the proposed survey area will leave just 180 total resources in the final phase to be potentially completed in the next grant cycle.

Commissioner Gartner moved to approve the resolution in support of the grant application.

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

IX. GENERAL COMMENTS BY PUBLIC, MEMBERS AND STAFF

Commissioner Gartner pointed out a Washington Post article on the WPA murals that used to hang in the Columbia Post Office (Gentry Building) and the old Council Chambers in City Hall. The article claims that two paintings are missing. Commissioner Gartner suggested that the Commission should locate them and notify the author.

X. NEXT MEETING DATE - 5:30 PM, April 7, 2026**XI. ADJOURNMENT**

Commissioner Bybee moved to adjourn at 7:22 PM, and the meeting was adjourned.

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