

# Visioning Survey

---

## **SURVEY RESPONSE REPORT**

22 February 2022 - 16 February 2025

### **PROJECT NAME:**

Historic Preservation Plan



# SURVEY QUESTIONS

**Q1** | How would you like historic preservation to benefit you or others in Columbia?

CoMoMatt

1/13/2025 04:23 PM

Historic Preservation is most important psychological in regards to sense of place and sense of history. A place that is loved, valued, and folks are attached to will succeed economically because people care about it. Who is attached to a Wal-Mart? People love a place because they have family memories there. Often for generations. People in Columbia sometimes have 8 generations of family memories in what is now our Downtown. Death can be anxiety inducing in some people. A sense of attachment to ancestors and a reassurance all morals experience it is helpful to the contemporary, yet the physical environment and ideas can survive longer than one human life.

Anonymous

1/29/2025 09:17 AM

We have very little left of the older Columbia that used to exist....beautiful buildings once torn down are gone forever. What replaces them are usually not beautiful.

Anonymous

2/14/2025 04:09 PM

Historic preservation gives our town its character. Though not all buildings can be saved and/or repurposed, preserving those that are integral to our town is important for our cultural heritage.

Jlanc100

2/16/2025 10:05 AM

I think that in certain neighborhoods, preserving historically significant buildings adds to the character and the value of the area. Once preserved, those buildings can also be used in educational programming so that visitors and residents of Columbia, and our many students, can learn more about the history of the area.

**Optional question** (4 response(s), 0 skipped)

**Question type:** Essay Question

## Q2 | What priorities should the Historic Preservation Commission focus on?

CoMoMatt

1/13/2025 04:23 PM

1) Giving the HPC more authority to prevent demolitions, force of law.  
2) Place making and marking 3) Funding mechanism to accomplish the above and for educational initiatives

Anonymous

1/29/2025 09:17 AM

Preserving our older neighborhoods around the central city.

Anonymous

2/14/2025 04:09 PM

Preservation and reuse of historic sites.

Jlanc100

2/16/2025 10:05 AM

Community involvement - using these historic buildings as catalysts for larger conversations. Also, if possible, providing some sort of funding or matching mechanism so that people working to preserve older buildings can make them accessible, healthy, and safe. I would also love to see a program that when buildings have to come down, we can preserve the building elements for resale or use and other projects.

**Optional question** (4 response(s), 0 skipped)

**Question type:** Essay Question

**Q3 | Who should the Historic Preservation Commission partner with to support preservation efforts?**

CoMoMatt

1/13/2025 04:23 PM

1) CoMo Preservation a new nonprofit focused on preserving historic architecture. 2) The Boone County Historical Society, our local history museum, repository, and authority on Columbia history. 3) The University of Missouri, too often they are siloed without regard for the citizens of Columbia 4) The State Historical Society of Missouri, a unique resources Columbia should take advantage of 5) Stephens College, master planning of our campuses should be more public, even at our private institutions 6) Columbia College, see above.

Anonymous

2/14/2025 04:09 PM

The State and County Historical Societies. Also, the University of Missouri is home to the Archaeological Survey of Missouri (ASM), where historic sites were begun being registered for our state in 1935. The ASM is housed in the Museum of Anthropology, and has information about many sites. The Museum of Anthropology staff can also help with providing up-to-date archaeological information on the early days of our area (re: rough draft document on plan.)

Jlanc100

2/16/2025 10:05 AM

Definitely Como Preservation. Also, I am sure there are opportunities to partner with various departments were faculty at the colleges in town.

**Optional question** (3 response(s), 1 skipped)

**Question type:** Essay Question

#### Q4 | How can the Historic Preservation Commission stay relevant to local residents?

CoMoMatt

1/13/2025 04:23 PM

More educational programing and publicity surrounding most notable properties. A greater online presence.

Anonymous

1/29/2025 09:17 AM

By doing actual projects - discussion is worth little. Small actions add up. I am very happy about the hiring of the consultant.

Anonymous

2/14/2025 04:09 PM

HPC can remain relevant by noting events and continuing to meet with constituents to learn priorities.

Jlanc100

2/16/2025 10:05 AM

By prioritizing access, transparency, and education opportunities.

**Optional question** (4 response(s), 0 skipped)

**Question type:** Essay Question

#### Q5 | What can the Historic Preservation Commission do to be more accessible?

CoMoMatt

1/13/2025 04:23 PM

I think they are very accessible, but having members who wish to work and are approachable and willing to discuss historic preservation outside of official meetings is important.

Anonymous

1/29/2025 09:17 AM

Get out into the community. You have to go out and extend your face to face interactions to make real impact. I think social media and apps are limited in interest against public interaction.

Anonymous

2/14/2025 04:09 PM

Is there a biannual newsletter that can go out to citizens? Social Media accounts to follow? Thank you!

Jlanc100

2/16/2025 10:05 AM

Just keep on with the Facebook, website, and opportunities for people to come visit the projects. If you aren't already doing it, maybe some engagement with the public school system?

**Optional question** (4 response(s), 0 skipped)

**Question type:** Essay Question

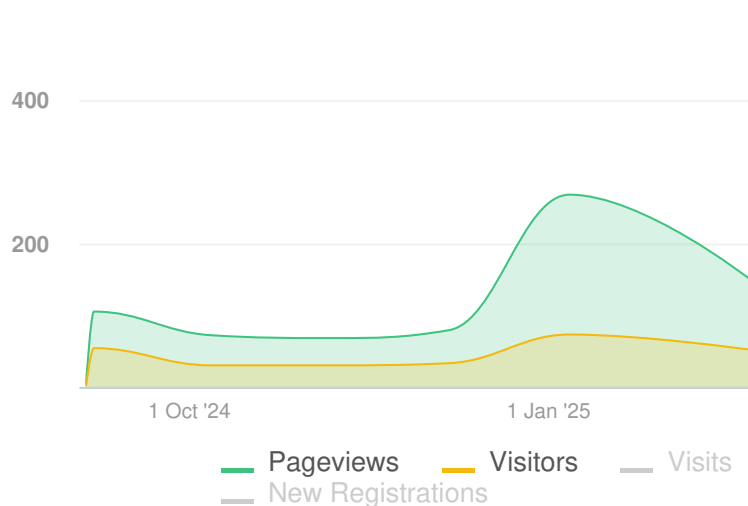
# Project Report

22 February 2022 - 16 February 2025

## City of Columbia, MO Historic Preservation Plan



### Visitors Summary

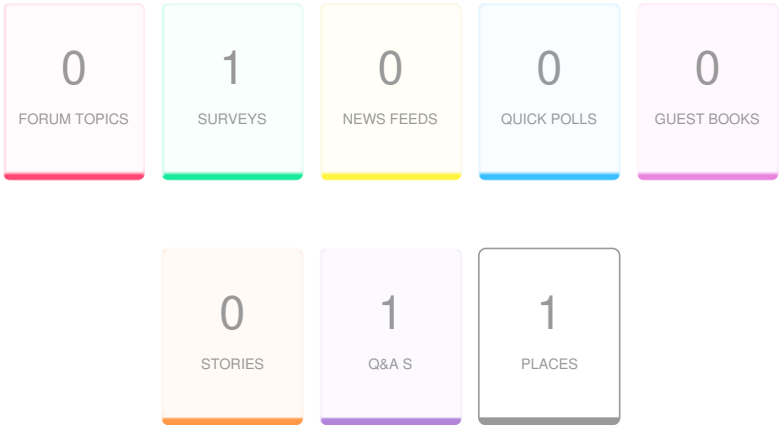


### Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
295	11	
NEW REGISTRATIONS		
2		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
11	78	209

Aware Participants	209	Engaged Participants	11		
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	209				
Informed Participants	78	Contributed on Forums	0	0	0
Informed Actions Performed	Participants	Participated in Surveys	2	0	2
		Contributed to Newsfeeds	0	0	0
Viewed a video	0	Participated in Quick Polls	0	0	0
Viewed a photo	0	Posted on Guestbooks	0	0	0
Downloaded a document	5	Contributed to Stories	0	0	0
Visited the Key Dates page	3	Asked Questions	1	0	0
Visited an FAQ list Page	0	Placed Pins on Places	1	0	0
Visited Instagram Page	0	Contributed to Ideas	7	0	0
Visited Multiple Project Pages	66				
Contributed to a tool (engaged)	11				

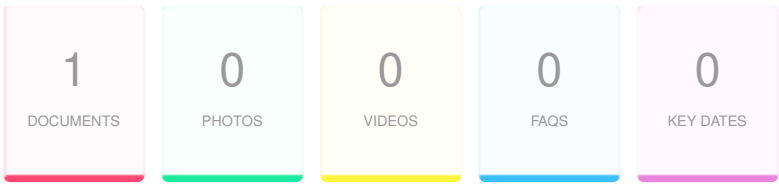
ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Qanda	Questions	Published	30	1	0	0
Place	Notable Properties in Columbia	Published	17	1	0	0
Survey Tool	Visioning Survey	Published	22	2	0	2
Ideas	Comments	Published	39	7	0	0



INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Preservation Plan 12-1-24 draft.pdf	5	6
Key Dates	Key Date	3	3

## QANDA

### Questions

Visitors <b>30</b>	Contributors <b>1</b>	CONTRIBUTIONS <b>1</b>
--------------------	-----------------------	------------------------

No Responses

## ENGAGEMENT TOOL: PLACE

### Notable Properties in Columbia

Visitors <b>17</b>	Contributors <b>1</b>	CONTRIBUTIONS <b>7</b>
2024-09-10 13:03:47 -0500 <b>rssllplmr</b>  CATEGORY Property Recommended to Considered VOTES 0	Miles Manor Neighborhood Address: 1208 White Oak Lane, Columbia, Missouri 65203, United States  <a href="http://beheard.como.gov/historic-preservation-plan/maps/notable-properties-in-columbia?reporting=true#marker-116629">http://beheard.como.gov/historic-preservation-plan/maps/notable-properties-in-columbia?reporting=true#marker-116629</a>	
2024-09-11 10:56:02 -0500 <b>rssllplmr</b>  CATEGORY Property Recommended to Considered VOTES 0	North-Central Columbia Neighborhood Address: 410 North 9th Street, Columbia, Missouri 65201, United States  <a href="http://beheard.como.gov/historic-preservation-plan/maps/notable-properties-in-columbia?reporting=true#marker-116747">http://beheard.como.gov/historic-preservation-plan/maps/notable-properties-in-columbia?reporting=true#marker-116747</a>	
2024-09-11 10:56:30 -0500 <b>rssllplmr</b>  CATEGORY Property Recommended to Considered VOTES 0	Benton-Stephens Neighborhood Address: 1607 Hartley Court, Columbia, Missouri 65201, United States  <a href="http://beheard.como.gov/historic-preservation-plan/maps/notable-properties-in-columbia?reporting=true#marker-116748">http://beheard.como.gov/historic-preservation-plan/maps/notable-properties-in-columbia?reporting=true#marker-116748</a>	
2024-09-11 10:57:52 -0500 <b>rssllplmr</b>  CATEGORY Property Recommended to Considered VOTES 0	East Campus Neighborhood Address: 508 High Street, Columbia, Missouri 65201, United States  <a href="http://beheard.como.gov/historic-preservation-plan/maps/notable-properties-in-columbia?reporting=true#marker-116749">http://beheard.como.gov/historic-preservation-plan/maps/notable-properties-in-columbia?reporting=true#marker-116749</a>	
2024-09-11 10:59:00 -0500 <b>rssllplmr</b>  CATEGORY Property Recommended to Considered VOTES 0	Grasslands Neighborhood Address: 101 East Ridgeley Road, Columbia, Missouri 65203, United States  <a href="http://beheard.como.gov/historic-preservation-plan/maps/notable-properties-in-columbia?reporting=true#marker-116750">http://beheard.como.gov/historic-preservation-plan/maps/notable-properties-in-columbia?reporting=true#marker-116750</a>	

## ENGAGEMENT TOOL: PLACE

### Notable Properties in Columbia

2024-09-11 10:59:32 -0500 rssllplmr	Old Southwest Neighborhood Address: 700 Westwood Avenue, Columbia, Missouri 65203, United States  <a href="http://beheard.como.gov/historic-preservation-plan/maps/notable-properties-in-columbia?reporting=true#marker-116751">http://beheard.como.gov/historic-preservation-plan/maps/notable-properties-in-columbia?reporting=true#marker-116751</a>
CATEGORY Property Recommended to Considered VOTES 0	
2024-09-11 11:19:46 -0500 rssllplmr	McAlester Farm & Country Club Address: Columbia Country Club, Columbia, Missouri 65201, United States  <a href="http://beheard.como.gov/historic-preservation-plan/maps/notable-properties-in-columbia?reporting=true#marker-116752">http://beheard.como.gov/historic-preservation-plan/maps/notable-properties-in-columbia?reporting=true#marker-116752</a>
CATEGORY Property Recommended to Considered VOTES 0	

## ENGAGEMENT TOOL: SURVEY TOOL

### Visioning Survey

Visitors <b>22</b>	Contributors <b>4</b>	CONTRIBUTIONS <b>4</b>
--------------------	-----------------------	------------------------

#### No Graphs to show

**Pro Tip:**

The following types of questions are shown here as graphs.

Dropdown Type Question

Checkbox Type Question

Radio Type Question

Region Type Question

Number Type Question

Text based responses are not shown in this report.

## IDEAS

### Comments

Visitors <b>39</b>	Contributors <b>7</b>	CONTRIBUTIONS <b>10</b>
--------------------	-----------------------	-------------------------

<div>19 November 24</div> <div>CecileBentley</div> <div>VOTES <b>2</b></div>	<p>Strengthen requirements re: demolition. Jefferson City has prevented the demolition of several of their historic properties, why not here?</p> <p>The Plan should include or recommend codes that prevent demolition of historic buildings and incentives for preservation. It should also recommend maintenance standards so we do not experience demolition by neglect. Historic buildings have been allowed to deteriorate and then are demolished to make way for modern and out-of-character construction - even in designated historic districts. The HPC and the City Council need the ability to prevent the unnecessary loss of the buildings that give character to our neighborhoods. .</p>
<div>12 December 24</div> <div>TK</div> <div>VOTES <b>0</b></div>	<p>Why?</p> <p>In the city's annual citizen surveys, historic preservation has consistently ranked at the very bottom in terms of what people believe should be priorities. Leave this to owners of historic homes and buildings.</p>
<div>13 January 25</div> <div>CoMoMatt</div> <div>VOTES <b>1</b></div>	<p>Wonderful! Other Missouri cities have had historic preservation plans for many years, at Missouri's 4th largest city we should as well.</p>
<div>13 January 25</div> <div>bmink</div> <div>VOTES <b>1</b></div>	<p>Any historic preservation plan should be created so that it cannot be weaponized by NIMBYs to block any developments they don't like.</p> <p>This is the main pitfall I see with a program like this being implemented citywide, as there are examples of many cities that have these historic registries or designating entire neighborhoods as historic districts to block any new development, even those that fit with the "character of the neighborhood". I would love to be able to protect historic properties in the city while also making sure whatever program or initiative we set up will not be used by people to try to stop any development, upzoning, or rezoning change they do not like.</p>

## IDEAS

### Comments

15 January 25	VOTES 0	<p>The City should include match-grant Money for restoration, rehabilitation, improvement, renovation &amp; transformation</p> <p>Any work in older homes cost more, since they are not standard. Any monetary help to homeowners will incentive to maintain and improve the property and neighborhood.</p>
ChrisQ		

# Survey Responses

22 February 2022 - 16 February 2025

## Visioning Survey

# City of Columbia, MO

Project: Historic Preservation Plan



VISITORS					
22					
CONTRIBUTORS			RESPONSES		
4			4		
2	0	2	2	0	2
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous





**Respondent No:** 1  
**Login:** CoMoMatt  
**Email:** matt@boonehistory.org

**Responded At:** Jan 13, 2025 16:23:52 pm  
**Last Seen:** Jan 13, 2025 22:13:20 pm  
**IP Address:** 64.85.193.104

**Q1. How would you like historic preservation to benefit you or others in Columbia?**

Historic Preservation is most important psychologically in regards to sense of place and sense of history. A place that is loved, valued, and folks are attached to will succeed economically because people care about it. Who is attached to a Wal-Mart? People love a place because they have family memories there. Often for generations. People in Columbia sometimes have 8 generations of family memories in what is now our Downtown. Death can be anxiety inducing in some people. A sense of attachment to ancestors and a reassurance all morals experience it is helpful to the contemporary, yet the physical environment and ideas can survive longer than one human life.

**Q2. What priorities should the Historic Preservation Commission focus on?**

1) Giving the HPC more authority to prevent demolitions, force of law. 2) Place making and marking 3) Funding mechanism to accomplish the above and for educational initiatives

**Q3. Who should the Historic Preservation Commission partner with to support preservation efforts?**

1) CoMo Preservation a new nonprofit focused on preserving historic architecture. 2) The Boone County Historical Society, our local history museum, repository, and authority on Columbia history. 3) The University of Missouri, too often they are siloed without regard for the citizens of Columbia 4) The State Historical Society of Missouri, a unique resource Columbia should take advantage of 5) Stephens College, master planning of our campuses should be more public, even at our private institutions 6) Columbia College, see above.

**Q4. How can the Historic Preservation Commission stay relevant to local residents?**

More educational programming and publicity surrounding most notable properties. A greater online presence.

**Q5. What can the Historic Preservation Commission do to be more accessible?**

I think they are very accessible, but having members who wish to work and are approachable and willing to discuss historic preservation outside of official meetings is important.



**Respondent No:** 2

**Login:** Anonymous

**Email:** n/a

**Responded At:** Jan 29, 2025 09:17:50 am

**Last Seen:** Jan 29, 2025 09:17:50 am

**IP Address:** n/a

**Q1. How would you like historic preservation to benefit you or others in Columbia?**

We have very little left of the older Columbia that used to exist....beautiful buildings once torn down are gone forever. What replaces them are usually not beautiful.

**Q2. What priorities should the Historic Preservation Commission focus on?**

Preserving our older neighborhoods around the central city.

**Q3. Who should the Historic Preservation Commission partner with to support preservation efforts?**

not answered

**Q4. How can the Historic Preservation Commission stay relevant to local residents?**

By doing actual projects - discussion is worth little. Small actions add up. I am very happy about the hiring of the consultant.

**Q5. What can the Historic Preservation Commission do to be more accessible?**

Get out into the community. You have to go out and extend your face to face interactions to make real impact. I think social media and apps are limited in interest against public interaction.



**Respondent No:** 3

**Login:** Anonymous

**Email:** n/a

**Responded At:** Feb 14, 2025 16:09:09 pm

**Last Seen:** Feb 14, 2025 16:09:09 pm

**IP Address:** n/a

**Q1. How would you like historic preservation to benefit you or others in Columbia?**

Historic preservation gives our town its character. Though not all buildings can be saved and/or repurposed, preserving those that are integral to our town is important for our cultural heritage.

**Q2. What priorities should the Historic Preservation Commission focus on?**

Preservation and reuse of historic sites.

**Q3. Who should the Historic Preservation Commission partner with to support preservation efforts?**

The State and County Historical Societies. Also, the University of Missouri is home to the Archaeological Survey of Missouri (ASM), where historic sites were begun being registered for our state in 1935. The ASM is housed in the Museum of Anthropology, and has information about many sites. The Museum of Anthropology staff can also help with providing up-to-date archaeological information on the early days of our area (re: rough draft document on plan.)

**Q4. How can the Historic Preservation Commission stay relevant to local residents?**

HPC can remain relevant by noting events and continuing to meet with constituents to learn priorities.

**Q5. What can the Historic Preservation Commission do to be more accessible?**

Is there a biannual newsletter that can go out to citizens? Social Media accounts to follow? Thank you!



**Respondent No:** 4

**Login:** Jlanc100

**Email:** janna.lancaster@hotmail.co  
m

**Responded At:** Feb 16, 2025 10:05:16 am

**Last Seen:** Feb 16, 2025 15:49:12 pm

**IP Address:** 174.34.26.229

**Q1. How would you like historic preservation to benefit you or others in Columbia?**

I think that in certain neighborhoods, preserving historically significant buildings adds to the character and the value of the area. Once preserved, those buildings can also be used in educational programming so that visitors and residents of Columbia, and our many students, can learn more about the history of the area.

**Q2. What priorities should the Historic Preservation Commission focus on?**

Community involvement - using these historic buildings as catalysts for larger conversations. Also, if possible, providing some sort of funding or matching mechanism so that people working to preserve older buildings can make them accessible, healthy, and safe. I would also love to see a program that when buildings have to come down, we can preserve the building elements for resale or use and other projects.

**Q3. Who should the Historic Preservation Commission partner with to support preservation efforts?**

Definitely Como Preservation. Also, I am sure there are opportunities to partner with various departments and faculty at the colleges in town.

**Q4. How can the Historic Preservation Commission stay relevant to local residents?**

By prioritizing access, transparency, and education opportunities.

**Q5. What can the Historic Preservation Commission do to be more accessible?**

Just keep on with the Facebook, website, and opportunities for people to come visit the projects. If you aren't already doing it, maybe some engagement with the public school system?





CoMo Preservation: Comments shared from the Brainstorming Session in regard to city's Draft of Historic Preservation Plan

Location: Columbia Public Library, Friends Room

Date: January 8, 2025

Time: 6-7:45 p.m.

CoMo Preservation invited the public to discuss the draft of the Historic Preservation Plan. About 22 people attended the meeting and offered the following thoughts and suggestions:

- Columbia has a very transient population with many students, staff, and faculty of the institutions of higher learning. Because of this it is especially important to document the history of our architecture and to have ongoing education efforts so our stories are not lost.
- Columbia's population has been increasing, which makes the city attractive to investors; however, residents worry that some developers or investors choose demolition rather than reuse or rehabilitation of historic properties.
- Data on the city: <https://datausa.io/profile/geo/columbia-mo?redirect=true> and [REDI Fact Book](#)
- Use photos of **local** properties to depict examples of buildings and architectural styles.
  - Include properties from Columbia's Most Notable Property list. The searchable MNP database has photos and information about all the MNP properties. New updated photos may be needed in some cases.  
<https://docs.google.com/spreadsheets/d/1bO5VhbQtDgBbgdvaiMhv9i3zRllyZj3IWmQhhyMCs3M/edit?usp=sharing>
  - Include modest homes.
  - Include various types of commercial properties in Columbia like downtown historic properties, as well as more modest properties like the one story commercial building on Paris Road containing an old laundry or the commercial building on Wilkes containing a hairdresser.
- Include all the neighborhood surveys Columbia has done in the HP Plan and make this information available and easy to find on-line.
  - The Benton-Stephens neighborhood will be getting a survey.
- Include a list and map of neighborhood associations and/or neighborhoods with names.  
<https://www.como.gov/wp-content/uploads/sites/14/2019/12/ColumbiaMissouriNeighborhoodAssociations.pdf>
- The HP Plan should note when local areas are named for a historic figure. For example, Hinkson Creek is named for a Columbia founder. This person pointed

out the importance of connecting names of local areas to the sources for the names. For example, Hinkson Creek is named for a Columbia founder.

- Columbia was one of only 13 cities to receive a Bloomberg Foundation \$100,000 grant to give out “Love Your Block” mini grants within Columbia. Grant applications are due in mid-February to the Columbia office of Neighborhood Services.
- Keep the feel of our neighborhoods. After two homes were lost to fires, one commenter reported relief that the new replacement houses were constructed in keeping with the feel of the neighborhood.
- Fayetteville, Arkansas adopted and made available free pre-approved building plans for construction of new homes creating a “zoning by right.” This process reduced the cost of new construction and helped builders and owners keep the feeling of a neighborhood.
- Several commenters encouraged placement of neighborhood signage at the entry of Columbia neighborhoods.
- Affordable housing and historic preservation can work together. For example, the North Central neighborhood has small homes and small apartment buildings that work well together. Larger developments that force residents to fight for street parking are less welcome. The West Ash neighborhood was pointed out as an example of a comfortable affordable neighborhood with character. One commenter noted that size of home and lot is connected to affordability and is not “obsolete.” The loss of small houses on small lots is a loss of affordability. One commenter pointed out that “once affordable housing is lost, we won’t get it back.”
- The North Central, Douglas Park and Ridgeway neighborhoods are affordable for the working class.
- “Benign neglect” can happen when owners age and are no longer able to do maintenance.
- City grants and resources to help homeowners with home maintenance.
- An ordinance to address neglect of building maintenance.
- City support for property owners interested in down zoning property to R1 to protect the character of the home.
- Do short term rentals stress on the housing market and reduce the stock of affordable homes? One commenter noted Prairie Village, Kansas adopted short term rental controls. Another commenter pointed out Columbia has adopted some short term rental controls.
- Include “design principles” and helpful suggestions rather than detailed specific guidelines.
- Cite to the Secretary of the Interior design guidelines where appropriate.
- Adopt guidelines for specific neighborhoods.
- One commenter noted a county-wide Master Plan is being drafted.
- Columbia’s 3 institutions of higher education in Columbia (MU, Stephen, and Columbia College) should be addressed in the HP Plan because their campuses are integral to Columbia.

- Survey the fraternity and sorority buildings because several are impressive historic structures.
- Encourage communication and opportunity for input about properties on the campuses.
- Include an overview of historic architecture styles with examples (character defining features).
- The history section should address the styles found in Columbia both in narrative form and with a timeline with years of construction, architectural styles, and photos.
- Guidelines need to be user friendly and possibly be neighborhood specific.
- Look at the design guidelines in the Liberty, Missouri, and Knoxville, Tennessee HP Plans.

<https://www.libertymissouri.gov/1377/Historic-District-Design-Guidelines>

<https://drive.google.com/file/d/1kWEivJXbdhSpR67ujGdyxtvmOA9pT-Xe/view>

- Create a role for a non-profit to talk with developers about the importance of historic preservation and development in keeping with the history of the neighborhood.
- How to build “new” contemporary bungalows without creating fake “historic” bungalows.
- Our alleys are unique and special and should be protected as alleys and public spaces.
- Downtown commercial setbacks should be in-line with historic buildings.
- Complete the HP Plan with specific plans for Historic Preservation addressing the unique character of Columbia before new overlays are created.
- Address landscapes and cultural landscapes (see Charles A Birnbaum’s work about Cultural Landscapes and their stewardship). Landscapes are a notable part of Columbia, including our many trails, parks, and green spaces like the Francis Quadrangle and Peace Park on the University of Missouri Campus and Stephens Lake Park.
- City intervention strategies to assist home-owners such as facade grants, matching grant programs, and weatherization assistance.
  - Columbia could recognize simple improvements such as renovations of a room in a single family home or in a business.
  - Columbia could offer classes for homeowners.
  - To keep neighborhoods with character, Columbia needs to appreciate them and offer incentives to keep them.
- Encourage training in historic preservation crafts/trades.
- Address deconstruction when preservation is not possible.
- Address environmental sustainability (see St. Joseph’s HP Plan, page 16).
- Sustainability through reuse of deconstruction materials such as reuse of wood products to save trees.
- Historic preservation increases heritage tourism.



- Increase awareness with public tours of homes in person or by video so people are more aware of the historic architecture in Columbia especially in the central part of Columbia where it is walkable.
  - CoMo Preservation offers tours to the general public of Columbia's Brick Streets; Wells, Springs, and Early Industry of Columbia; Historic Movie Theaters of Columbia; the Landscapes of the Old SW Neighborhood; Haunted Columbia; and Tours of the Greenwood Home.
  - The African-American Heritage Trail has organized tours for the Columbia Public Schools students.
- Start a tradition of block parties to celebrate historic preservation with booths set up with information about HP.



## CoMo Preservation Feedback for Historic Preservation Plan

### Purpose and Usage

- Clearly define the purpose of the HP Plan upfront and its role in guiding future preservation work.

### History Section

- We defer to our board member, Matt Fetterly, who will submit comments on this topic.

### City/HPC Policy

- Include stakeholders such as the universities, colleges, preservation partners in decision/planning. Especially the University of Missouri, Stephens College, and Columbia College
- Strengthen the voice of HPC to be the official voice for the protection of historically significant properties and use already existing tools to protect these properties (e.g. Historic Preservation Overlays, downzoning, etc.)
- Create a more user-friendly process described for obtaining the local landmark or local district status
- Create a publicly accessible database listing properties with relevant details such as:
  - Addresses
  - Year Built
  - Most Notable Property (MNP) status
  - National Register of Historic Places (NRHP) status
  - Completed surveys
  - Local landmark and district designations
  - Prioritized/Planned surveys of unassessed properties.
  - Prioritize/Compiling a list of properties eligible for NRHP and local landmark/district status.
  - Reviewing past NRHP submissions and revisiting properties not acted upon.
  - Use this list of priorities as a wishlist in the scenario of Section 106 situation where the federal government must compensate/offset funds.
- Update demolition policies:
  - Allow demolition review by the HPC with power to halt demolition for buildings over a certain age.
  - Introduce delays for salvage opportunities.
  - Encourage deconstruction over demolition with ordinances (work with Office of Sustainability & MO DNR funds). See examples below:
    - <https://www.portland.gov/bps/garbage-recycling/decon/deconstruction-requirements>
    - <https://www.sareuse.com/deconstruction>

- Article on deconstruction vs. demolition-<https://preservationmaryland.org/deconstruction-building-marylands-sustainable-future/>
    - Minimum maintenance ordinances to prevent demolition by neglect.
- Introduce incentives for preservation (CLG funds):
  - Grants for historic home maintenance, restoration and rehabilitation.
  - Tax Rebates/Tax Freezes/Tax exemption programs (e.g., Plano's Heritage Tax Exemption Program).
  - Low-interest loans.
  - Sample programs:
    - <https://www.plano.gov/1186/Heritage-Tax-Exemption-Program>
    - <https://content.civicplus.com/api/assets/ff36dee2-0b77-4ac4-8ffc-b484d9e22005?cache=1800>
- Consider creating a "Historic Preservation Planner" position for long range planning, oversight and enforcement.
- Set Design Guidelines for neighborhoods such as <https://www.libertymissouri.gov/1377/Historic-District-Design-Guidelines>
- Consider protecting public alleys in the original town of Columbia (now Downtown) by force of law.
- Consider Downtown new Downtown Commercial structures to conform with existing historic materials (mainly red brick) and precise facade alignments.

## **Public Engagement and Education (City & other preservation partners such as CoMo Preservation, Mizzou's Architectural Studies, etc.)**

- Plan public education campaigns and awareness initiatives (e.g. tours, community events, handbook/toolkit for historic property owners, etc.)
- Highlight the benefits of historic preservation-sustainability
- Provide owners with information about preservation tools and funding opportunities.
- Implement signage, flags, and other markers for historic sites and neighborhoods
- Create a city history museum to feature historic properties.
- Develop a salvage plan for materials from historic buildings.
- Host hands-on training and rehabilitation workshops/courses to properly repair/renovate historic structures or architectural features.
- Host classes with realtors and contractors/developers to learn about the city's historic architecture, etc.

This is a hastily written criticism, I tried to pull my punches. Please let me know how to improve this. Have not proof read as yet. Working on my own brief history now.

Matt

#### Issues with the "History of Columbia" section of the Historic Preservation Plan Draft

1. Columbia was not particularly populated during the Mississippian-period of indigenous cultural development. We are known for the density of Woodland-period burial mounds and village sites that occupied Columbia and Boone County. Particularly notable is the late woodland period 1550-950 B.P. There is a real dearth of evidence that much Mississippian activity was happening locally. This may be because the Woodland peoples moved to large population centers like what we now call the City of Cahokia in St. Louis. Mound Builders is a term that predates the Mississippian culture and applies to the Woodland-period many of whose mounds are documented in Boone County. In fact, Boone County has more documented mounds than any other county in Missouri (this is in part selection bias because we have had so many academics and academically minded people here associated with the University who are looking. [Map of Mississippian Cultural groups not super relevant])
2. Beginning with the Mississippian period ignores 10,000+ years of indigenous settlement in Missouri that predates this. We have rare archeological evidence of the PaleoIndian period in Boone County.
3. Good emphasis on the Osage and Missouri tribes in the historical period. Suggest "Missouira" as the proper name or even better "Niúachi" in their Siouan language. Really the Siouan language of both should be emphasized for cultural-linguistic accuracy. "Missouri" is an Algonquian word primarily spoken by tribes further East in Missouri and Illinois.
4. A nod to of French origin of places names in Boone County (like Perche Creek, Pierpont, Bonne Femme Creek) is needed. The French heritage of Missouri deserves at least two sentences. The claiming of Missouri by Cavelier wasn't so important as the impact on culture and language. Joliet and Marquette are more consequential to Missouri.
5. Non-indigenous explorers arrived in the area in the 1700s not the 1820s. They were French
6. Good Lewis and Clark shout out, that's important
7. Should include a reasoning of *why* Columbia was founded (to be county seat)
8. Needs mention of Richard and Ann Gentry
9. Where is the evidence "insurance" was on anyones mind in the early 19th century frontier? Medicine and Education certainly were.
10. The first Columbia College was founded in 1833 not 1839. This is the "seed that grew the university" and when the latter opened in 1839 this private men's school was closed.
11. Needs mention of James Rollins, father of the University, and main reason Columbia won the contest to locate it here.
12. Columbia is not on the Santa Fe or Oregon Trails. It is on the Boonslick Trail which was the older parent of both of these trails which begin further west.
13. Columbia's first and most important railroad was the North Missouri Railroad (Now COLT). The MKT didn't arrive till the 1890s. (these railroads are conflated in this document)

14. The description of loyalties in the Civil War is probably not nuanced enough. This is very difficult.
15. Slavery remained in Columbia for many years after the 1840s, until the 1865 State convention banned slavery in Missouri. (The emancipation proclamation did not apply to areas under Union control)
16. The whole section on African American history needs more nuance and context.
17. The details of Elwang's problematic sociology paper are probably not appropriate here.
18. Good shout out to the African American heritage trail and the NRHP listing of socially (and architecturally) important Columbia properties.
19. Good shout out to Highway 40 and I-70. Need to connect these to the precursor of the Boone's Lick Road. Need to explain the transition from river transport, to train, to highway.
20. Good shout out to the Municipal Airport.

Overall, this history contains too many errors and omissions to be useful. In fact there are enough errors that its publication in an official city plan would be downright damaging to the accurate understanding of local history. There are also significant omissions too numerous to detail here. I have submitted a brief history of similar length that I hope you will consider using instead, with the suggestion our contractor will be enabled to spend more time on the specifics of historic preservation in Columbia.

Matt Fetterly  
Historian & Collections Curator, Boone County Historical Society  
Secretary, CoMo Preservation



**Building Preservation, LLC**

29 South Ninth St. Ste 210  
Columbia, MO 65201-4884  
573.874.3779 debsheals@gmail.com

---

January 29, 2025

To: Columbia historic Preservation Commission  
From: Deb Sheals

Thank you for taking my comments on the 30% draft of a Preservation Plan for Columbia. I'm happy to see the City sponsoring this work.

It feels like it is too early in the process to give substantive comments, but I have a few notes.

The lack of a proposed table of contents is a significant omission. Without an idea of where you are headed with this, the document feels like a random compilation of general information that has few specific ties to Columbia.

The history section could use some work. I don't think you need to reinvent the wheel on local history, but it would be nice to have a fairly short section that better ties Columbia history to architectural development. (I believe others have commented on inaccuracies.)

We also need more information on the styles and types of architecture common to our city in the history section, and possibly in a separate section on styles and types.

I looked at a few other plans for ideas of sections that would be of use in a Columbia plan. They are listed below in no particular order.

- An executive Summary that includes a clear list of Columbia Specific recommendations.
- Goals and Actions—with suggested timelines for implementation. St. Josephs Plan has a good list.
- The St. Joseph plan also has a good list of objectives in its purpose statement
- Financial incentives for historic preservation
- Information about the economic advantages of historic preservation and other topics that will help "make the case" for preservation
- A glossary
- Maps
- Columbia photos for illustrations

Are there plans for more public meetings? A guided discussion of what we want/need from this plan seems to be in order, but it feels like we need more information about options first.

A few questions to answer:

- ❖ What are the most pressing preservation issues in Columbia?
- ❖ What issues are likely to arise in the future?
- ❖ How can those be addressed?
- ❖ What kind of actions can the City take to address problems?
- ❖ What can the private/ non-profit sector do?
- ❖ Where can we go for more information?

Thanks for taking on this big task! I look forward to seeing the next draft.