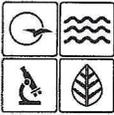


Benton-Stephens Neighborhood Historical Survey



-  Structures
-  Parcels

1 inch = 800 feet



MISSOURI DEPARTMENT OF NATURAL RESOURCES
 DIVISION OF STATE PARKS
HISTORIC PRESERVATION FUND GRANT PROGRAM CFDA 15-904
NATIONAL REGISTER AND SURVEY GRANT APPLICATION (PAGE 1 OF 5)

FOR OFFICE USE ONLY	
PROJECT ID NUMBER	DATE RECEIVED
CERTIFIED LOCAL GOVERNMENT IN GOOD STANDING? <input type="checkbox"/> YES <input type="checkbox"/> NO	

QUESTIONS 1-4: GENERAL INFORMATION

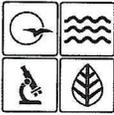
1. NAME OF APPLICANT REQUESTING GRANT FUNDS City of Columbia Historic Preservation Commission		RECEIVING OFFICIAL	
ADDRESS PO Box 6015	CITY Columbia	STATE MO	ZIP 65203
TELEPHONE NUMBER WITH AREA CODE (573)874-7214	FAX NUMBER WITH AREA CODE	EMAIL cmo@como.gov	
UNIQUE ENTITY IDENTIFIER (UEI) NUMBER WZR4KM9CBTV3			
2. APPLICATION PREPARER Melissa Hagen		IF SAME AS THE APPLICANT, CHECK HERE AND SKIP TO QUESTION #3 <input type="checkbox"/>	
APPLICATION PREPARER ADDRESS 701 Thilly Avenue	CITY Columbia	STATE MO	ZIP 65203
TELEPHONE NUMBER WITH AREA CODE (573)268-8023	FAX NUMBER WITH AREA CODE	EMAIL mhdesigns.1505@gmail.com	
3. CONTACT PERSON FOR APPLICANT Rusty Palmer, Senior Planner and HPC Staff Liason			
CONTACT PERSON ADDRESS PO Box 6015	CITY Columbia	STATE MO	ZIP 65203
TELEPHONE NUMBER WITH AREA CODE (573)874-7394	FAX NUMBER WITH AREA CODE	EMAIL Rusty.Palmer@CoMo.gov	
4. STATE SENATOR (ADD ADDITIONAL SHEETS IF REQUIRED): Caleb Rowden		DISTRICT 19th	
STATE REPRESENTATIVE (ADD ADDITIONAL SHEETS IF REQUIRED): Kathy Steinhoff		DISTRICT 45th	
U.S. REPRESENTATIVE (ADD ADDITIONAL SHEETS IF REQUIRED): Mark Alford		DISTRICT 4th	

QUESTIONS 5-6: APPLICANT'S BACKGROUND [UP TO 15 POINTS]

5. HAS THE APPLICANT ADMINISTERED A MISSOURI HERITAGE PROPERTIES PROGRAM (MHPP) OR HISTORIC PRESERVATION FUND (HPF) GRANT IN THE PAST?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
IF YES, DID ANY OF THE GRANT PROJECTS REQUIRE AN EXTENSION TO BE COMPLETED?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
WERE MAJOR REVISIONS TO THE SCOPE OF WORK REQUESTED AFTER RECEIVING GRANT FUNDS?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
HAS THE APPLICANT HAD TO WITHDRAW A PREVIOUS MHPP OR HPF GRANT PROJECT AND DE-OBLIGATE FUNDING?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DOES THE APPLICANT HAVE ANY ACTIVE MHPP OR HPF GRANTS STILL PENDING? (IF YES, HOW MANY AND WHAT YEAR WERE THE PROJECTS AWARDED? IF THE PROJECT IS ACTIVE, HOW CLOSE IS IT TO COMPLETION?)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

6. PLEASE INDICATE IF THE APPLICANT HAS PREVIOUS EXPERIENCE CONDUCTING SURVEY AND/OR PREPARING NATIONAL REGISTER OF HISTORIC PLACES NOMINATIONS.

The City of Columbia has extensive experience in conducting historic surveys. The City of Columbia HPC, City Council, and management recognize the importance of preservation in promoting and protecting the City's cultural heritage, and as a tool for place-making, economic development, sustainability, and livability. All three of the City's Visioning statements and goals for Community Character encourage historic preservation, notably Goal 2.2: "Historic areas will be identified, valued, and preserved through education, enforcement, and incentives." The City's first HPF grant was awarded in 2005, and since then the City Council has dedicated over \$50,000 in matching funds for eight preservation outreach projects totaling \$112,700. This total includes seven surveys, such as the recent North Central Columbia Phase III (2020) and the upcoming Benton Stephens Survey Phase I (2025). Additionally, the Council has provided the Historic Preservation Commission with a modest but sufficient annual budget since its inception eighteen years ago to fund other preservation activities.



QUESTION 7-12: PROJECT SUMMARY AND DESCRIPTION [UP TO 40 POINTS]

7. PROJECT TYPE (CHECK ONE):

ARCHITECTURAL SURVEY NON-ARCHAEOLOGICAL NATIONAL REGISTER OF HISTORIC PLACES NOMINATION
 ARCHAEOLOGICAL SURVEY ARCHAEOLOGICAL NATIONAL REGISTER OF HISTORIC PLACES NOMINATION

IF THIS IS AN ARCHITECTURAL SURVEY PROJECT, PLEASE INDICATE THE LEVEL OF DETAIL: RECONNAISSANCE LEVEL INTENSIVE LEVEL

8. PROJECT TITLE

Historic Survey of the Benton-Stephens Neighborhood Phase II

9. APPROXIMATELY HOW MANY RESOURCES WILL BE SURVEYED OR LISTED (PLEASE SPECIFY HOW MANY ARE PRIMARY PROPERTIES AND HOW MANY ARE OUTBUILDINGS)?

Over 1000+ addresss exist in the Benton-Stephens Neighborhood, approximately 250-300 (estimated) in Phase II

10. WHAT IS THE ACREAGE OF THE SURVEY OR NOMINATION AREA (PLEASE ATTACH A MAP ILLUSTRATING THE PROJECT AREA)?

319 acres overall, phasing to be determined

11. DESCRIPTION/SCOPE OF WORK FOR THE PROJECT: PLEASE PROVIDE A DETAILED DESCRIPTION OF THE PROPOSED PROJECT. IF THE PROPOSED PROJECT IS A NATIONAL REGISTER NOMINATION, PLEASE PROVIDE A LIST OF ADDRESSES, A BRIEF DESCRIPTION OF THE PROPERTY, AN EXPLANATION OF WHY IT IS SIGNIFICANT, AND PROVIDE THE ESTIMATED PERIOD OF SIGNIFICANCE. IF IT IS A SURVEY, PLEASE PROVIDE A BRIEF HISTORY AND DESCRIPTION OF THE SURVEY AREA AND INDICATE THE TYPES OF RESOURCES TO BE SURVEYED (E.G. RESIDENTIAL, COMMERCIAL, MIXED RESIDENTIAL AND COMMERCIAL, RURAL, ETC.). FOR ALL PROJECT TYPES, PLEASE SPECIFY WHO WILL MEET THE SECRETARY OF THE INTERIORS QUALIFICATIONS AS DESCRIBED IN 36 CFR PART 61. PLEASE BE SURE TO INCLUDE PHOTOGRAPHS OF THE RESOURCES IN THE PROJECT AREA (THIS CAN BE A SAMPLING IF THERE ARE A LOT OF RESOURCES) AND A BOUNDARY JUSTIFICATION. PLEASE MAKE SURE TO KEY ALL PHOTOS TO A MAP OF THE PROJECT. ADDITIONAL SUPPLEMENTARY INFORMATION IS WELCOME IF IT HELPS TO EXPLAIN THE PROJECT.

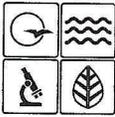
NOTE: RESPONSE SECTION ON THIS QUESTION SHOULD FILL A WHOLE PAGE

The City of Columbia will be responsible for the identification and architectural survey of approximately 250 properties per phase of a reconnaissance-level survey of the Benton-Stephens Neighborhood (BSN). The survey will be performed by hiring a 36 CFR 61-qualified preservation consultant. An approved Historic Property Inventory form will be completed for each resource within the boundaries of the survey area. Each form will be accompanied by at least one 5"x7" archival quality digital prints, identified with the survey number, property name and property address. Properties that consist of more than one resource will also be documented with a site plan and at least one photograph of each resource in addition to the main resource. Areas of proposed districts will be shown on one or more additional map(s).

Prior to the submission of inventory forms, a research design will be submitted and approved by the State Historic Preservation Office. The research design will specifically describe the geographic area to be surveyed and the justification for its selection; the historic context(s) within which the survey properties may be evaluated; research questions related to the context or issues relevant to the preservation of the resources; previous research on the resources and the contexts; the types of sources that will be used to establish context and evaluate the resources; and the method by which the survey will be conducted.

On completion, and completed SHPO review of the inventory forms, a final survey report will be prepared which will describe the scope and scale for the survey and provide a historic context for evaluation of the resources. The survey report will also include a description and analysis of property types within the survey area, requirement for registration of properties, a complete discussion methodology and rationale for evaluation, and recommendations for registration at both the local and national levels and as individual landmarks and as districts. Evaluation and methodology will be consistent with the guidelines established in National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning; National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation; the Historic Preservation Program's Minimum Guidelines for Professional Surveys of Historic Properties; and the State Historic Preservation Office's Standards for Professional Architectural and Historic Surveys. All final products (survey forms, survey report, photos, maps, etc...) will be submitted to the State Historic Preservation Office in both digital and hard copy.

The HPC will also conduct a minimum of two public meetings in the neighborhood to inform owners of properties within the survey area and the interested public about the goals and scope of the survey. Meetings will be held immediately before the commencement, and soon after the conclusion of the survey, when survey results and recommendations will be presented. Meetings should be primarily informative in nature, but will also be used to solicit information and feedback from knowledgeable members of the public during an open question-and-answer session. During this session members of the public will be invited to share their concerns and ideas for the survey, and it intended uses and goals. Members of the Columbia HPC also regularly attend neighborhood meetings, and have had success garnering support and comments from the members of HOAs and neighborhood associations in previous meetings, regarding other historic surveys, and when addressing demolitions in the BSN. It is anticipated that this relationship will remain intact throughout the following phases of the survey, and hope to improve upon the existing working relationships.



12. HAS THE PROPERTY BEEN PREVIOUSLY SURVEYED, DETERMINED ELIGIBLE, OR SUBMITTED AS AN ELIGIBILITY ASSESSMENT?
IF YES, PLEASE PROVIDE A COPY.

YES NO

QUESTION 13-16: PROJECT PLANNING AND IMPLEMENTATION [UP TO 10 POINTS]

13. HOW DOES THIS PROJECT MEET A NEED IDENTIFIED IN THE STATEWIDE COMPREHENSIVE HISTORIC PRESERVATION PLAN AND/OR A LOCAL OR REGIONAL MASTER PLAN?
IF THERE IS A LOCAL OR REGIONAL PLAN, PLEASE PROVIDE A COPY OR LINK TO THE PLAN AND CITE THE RELEVANT SECTION.

At the local level, the HPC's strategic plan mission statement to "Cultivate a Preservation Ethic" will be promoted by this project by promoting the local historic resources in this neighborhood and National Register Listings. At the site level, three statewide preservation goals will be address from Preservation Horizons: 2011-2017 Missouri's Comprehensive Statewide Historic Preservation Plan:
Goal 1: increase understanding, appreciation and support for the value of historic preservation.
Goal 3: Accelerate the identification, evaluation and protection of Missouri's historic, cultural and archaeological resources.
Goal 5: Integrate HP strategies into policy, planning and routine procedures at all levels of Missouri government: local, regional and state.

14. DID THE APPLICANT SOLICIT PUBLIC OPINION CONCERNING THIS PROJECT WITHIN THE PAST 12 MONTHS?

YES (IF YES, DESCRIBE HOW AND PROVIDE THE DOCUMENTATION OUTLINED IN THE SUPPORTING DOCUMENTATION CHECKLIST. FOR NATIONAL REGISTER PROJECTS, PLEASE INDICATE HOW PROPERTY OWNERS WERE CONSULTED)

The Benton-Stephens Neighborhood Survey has been discussed at multiple HPC meetings. No citizens have offered comments at these meetings. Members of the public will be allowed to comment via the standard public information sessions required by the grant agreement. The HPC and The City of Columbia intends to maintain an open and transparent process.

NO (IF NO, INDICATE IF THE PUBLIC WILL BE GIVEN AN OPPORTUNITY TO COMMENT AND HOW)

15. PLEASE DESCRIBE ANY ONGOING EFFORTS TO PRESERVE THE RESOURCE(S) (INCLUDING ANY SPECIAL FUNDING SOURCES, COMMUNITY SUPPORT GROUPS, ETC.)

The Columbia HPC is engaged with the Benton Stephens neighborhood and aware of many historic resources in the area. Seven properties within the survey area have been recognized as Most Notable Properties. All phases of the Benton-Stephens survey are intended to educate the public and city administrators o the value of the existing resources as well as the impacts of ongoing redevelopment pressures. The City of Columbia has allocated a small but sufficient amount of funding to the HPC each year to be used for education and community outreach. The community and government commitment to historic preservation in Columbia is very strong. Columbia's Historic Preservation Commission has taken an active policy, education, and outreach role on the vast and diverse benefits of

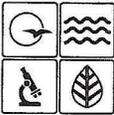
16. ARE THERE CURRENTLY ANY THREATS TO THE SURVEY OR NOMINATION PROJECT AREA (E.G. LACK OF MAINTENANCE OR EXTENSIVE NEW DEVELOPMENT)? IF SO, PLEASE DESCRIBE.

Every year we have more and more demolition requests in the Benton-Stephens Neighborhood, and this past year has been no different. The Benton-Stephens neighborhood is undergoing transition and redevelopment pressures. Understanding the historic context of the neighborhood may help guide how and where change occurs in th neighborhood, and may also help respect and reflect on the historic resources that are the backbone of the community. In addition, the timing for this survey is advantageous as the City of Columbia is currently undergoing an urban conservation overlay study for central neighborhoods. In addition to promoting preservation and awareness,

QUESTIONS 17-19: PROJECT BUDGET ESTIMATE AND BUDGET DETAILS [UP TO 10 POINTS]

17. FOR EACH COST CATEGORY, FILL OUT THE BUDGET TABLE (BELOW) WITH THE GRANT AMOUNT REQUESTED AND THE MATCHING AMOUNT PROVIDED BY THE APPLICANT AND/OR DONOR. (USE WHOLE DOLLAR AMOUNTS ONLY. THE GRANT AWARD GENERALLY WILL NOT EXCEED \$50,000, AND THE MINIMUM MATCH PERCENTAGE IS 40%).

COST CATEGORY	FEDERAL (GRANT REQUEST)	NON-FEDERAL/ LOCAL CASH	NON-FEDERAL/ LOCAL INKIND	TOTAL	MATCHING FUNDS POINT VALUES	
					% MATCH	POINTS
					60% AND UP 50%-59% 40%-49%	10 6 3
CONTRACTOR	\$ 15000	\$ 10000	\$	\$ 25000		
PERSONNEL	\$	\$	\$	\$ 0		
SUPPLIES	\$	\$	\$	\$ 0		
EQUIPMENT	\$	\$	\$	\$ 0		
TRAVEL/LODGING	\$	\$	\$	\$ 0		
OTHER (PLEASE SPECIFY)	\$	\$	\$	\$ 0		
OTHER (PLEASE SPECIFY)	\$	\$	\$	\$ 0		
TOTAL	\$ 15000	\$ 10000	\$ 0	\$ 25000		



18. PROVIDE DETAILED INFORMATION ABOUT THE BUDGET ITEMS WITHIN EACH COST CATEGORY

Contractor- the funds in this category are to be used in the procurement and payment of a 36 CFR 61 Consultant, to complete the reconnaissance-level historic survey.

19. PROVIDE THE SOURCE OF MATCH. PROVIDE A COPY OF THE APPLICANT'S RESOLUTION OR LETTER AUTHORIZING IT TO MAKE APPLICATION FOR THE GRANT AND THE NAME AND LETTER OF INTENT (INCLUDING AMOUNT) OF ALL OTHER ENTITIES PROVIDING MATCH.

ENTITIES	CONTRIBUTION
City of Columbia	\$10,000 local match

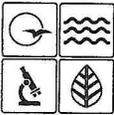
QUESTION 20: [5 POINTS]

PROVIDE A DETAILED NARRATIVE OF THE TIMELINE FOR THE PROJECT. PLEASE PLAN ON A PROJECT THAT IS ACHIEVABLE WITHIN A EIGHTEEN-MONTH PERIOD. THE NARRATIVE SHOULD INCLUDE PLANS FOR PROCUREMENT, PUBLIC MEETINGS, PROJECT ACTIVITIES, AND REIMBURSEMENT.

The first several months of the project the HPC anticipates continued public engagement, primarily during their regular monthly meetings. Upon procurement of a consultant, the consultant will be introduced to the community during the initial public information session. The consultant will then be tasked with performing the field work and plan and presenting it back to the HPC at regular intervals coincidental with the prescribed milestone schedule.

QUESTION 21: DELIVERABLE TIMELINE/MONTH [5 POINTS]

MONTH 1 Procurement/Public Engagement	MONTH 7 Consultant Field Work	MONTH 13 Draft Document Preparation
MONTH 2 Procurement/Public Engagement	MONTH 8 Consultant Field Work	MONTH 14 Draft Document Preparation
MONTH 3 Consultant Field Work	MONTH 9 Consultant Field Work	MONTH 15 Draft Document Preparation(HPC/Public)
MONTH 4 Consultant Field Work	MONTH 10 Consultant Field Work	MONTH 16 HPC Comments
MONTH 5 Consultant Field Work	MONTH 11 Consultant Field Work	MONTH 17 Final Survey Document Preparation
MONTH 6 Field Work/ Public Engagement	MONTH 12 Field Work/ Public Engagement	MONTH 18 Financial Closeout & Publishing



QUESTION 22: PRE-APPLICATION [5 POINTS]

22. DID THE APPLICANT ADDRESS ALL COMMENTS BY THE STATE HISTORIC PRESERVATION OFFICE NOTED IN THE PRE-APPLICATION? YES [5 POINTS] NO [0 POINTS]

DISCRETIONARY BOARD MEMBER CRITERIA [UP TO 10 POINTS]

AT LEAST FOUR MEMBERS OF THE STAFF WILL REVIEW AND SCORE THE HPF GRANT APPLICATIONS. THE SCORING TEAM MAY AWARD THE PROJECT ADDITIONAL POINTS BASED UPON THEIR SUBJECTIVE EVALUATION OF THE APPLICATION, NOTABLY THE DETAILS PROVIDED IN THE "PROJECT SUMMARY AND DESCRIPTION" AND "PROJECT PLANNING AND IMPLEMENTATION" SECTIONS.

SUPPORTING DOCUMENTATION CHECKLIST

USE THE BELOW CHECKLIST TO ENSURE THE PROJECT APPLICATION IS COMPLETE (FOR MORE INFORMATION SPECIFIC TO EACH ITEM, REFER TO THE APPLICATION INSTRUCTIONS)

<input type="checkbox"/> MAP OF THE SURVEY OR NOMINATION AREA CLEARLY DEFINING THE BOUNDARIES OF THE SURVEY OR NOMINATION	<input type="checkbox"/> RESOLUTION OR APPLICANT'S LETTER OF SUPPORT
<input type="checkbox"/> PHOTOGRAPHS OF THE PROPERTIES TO BE LISTED OR SURVEYED.	<input type="checkbox"/> RESOLUTION OR LETTER OF SUPPORT FROM THE HISTORIC PRESERVATION COMMISSION WITH PRIMARY JURISDICTION WHERE APPLICABLE
<input type="checkbox"/> SIGNED LETTERS OF COMMITMENT OR INTENT TO DONATE	<input type="checkbox"/> PROOF OF PUBLIC INVOLVEMENT
<input type="checkbox"/> COPY OF LOCAL OR REGIONAL PLAN REFERENCED IN QUESTION 12.	<input type="checkbox"/> COPY OF PREVIOUS DETERMINATION OF ELIGIBILITY FROM #11, IF APPLICABLE
<input type="checkbox"/> E-VERIFY	

CERTIFICATION OF RESPONSIBLE PERSON

A RESPONSIBLE OFFICIAL FROM THE APPLICANT'S ORGANIZATION MUST SIGN AND DATE THE APPLICATION. APPLICATIONS WITHOUT SIGNATURE WILL NOT BE SCORED.

"I hereby certify that the information contained in this application packet is true and correct to the best of my knowledge. I understand that the application will be rated solely on the information provided on the application and in the enclosed supporting documentation. The submission of incorrect information and the lack of required documentation can result in this application being withdrawn from consideration for funding."

SIGNATURE	TITLE
	Senior Planner- Staff Liason to the HPC
PRINTED NAME	DATE
Rustsell W. Palmer	8/13/2024

COMPLETED APPLICATION

The Department of Natural Resources is now using an online [Funding Opportunities Portal](#) to receive and manage grants. This system allows project sponsors applying for funding to submit their applications, track the status of the award, and to submit invoices and reports electronically. Project sponsors need to request access to the system so they may submit the grant application in the portal.

To request access to the system:

- Go to the Department's [Funding Opportunity Portal](https://modnr.force.com/CommunityCustomLoginPage) - <https://modnr.force.com/CommunityCustomLoginPage>.
- Under New User, click the "Click Here" link to request an account.
- Complete and submit the **Funding Opportunity Portal Access** Request form.
- Check Historic Preservation-at the bottom of the form, in the section used to indicate the program(s) in which you are interested in apply for financial assistance. You may select other options in addition to Historic Preservation.

This form may take 24-48 hours to process, so portal access should be set up early in the application process. Once processed, project sponsors will receive an email with log on credentials.

If project sponsors are unable to access the [Funding Opportunity Portal](#), they can submit **two copies** of the completed application to the address below:

**Missouri Department of Natural Resources
Missouri State Historic Preservation Office
Attn: Grants Manager
PO Box 176
Jefferson City, MO 65102-0176**

Have you ever served on active duty in the Armed Forces of the United States and separated from such service under conditions other than dishonorable? YES NO

RESET

Full Response to questions 15 and 16

Question #15. Entirety

The Columbia HPC is engaged with the Benton Stephens neighborhood and aware of many historic resources in the area. Seven properties within the survey area have been recognized as Most Notable Properties. All phases of the Benton-Stephens survey are intended to educate the public and city administrators of the value of the existing resources as well as the impacts of ongoing redevelopment pressures. The City of Columbia has allocated a small but sufficient amount of funding to the HPC each year to be used for education and community outreach. The community and government commitment to historic preservation in Columbia is very strong. Columbia's Historic Preservation Commission has taken an active policy, education, and outreach role on the vast and diverse benefits of historic preservation on the local economy, community development, place-making and sustainability

Question #16 Entirety

Every year we have more and more demolition requests in the Benton-Stephens Neighborhood, and this past year has been no different. The Benton-Stephens neighborhood is undergoing transition and redevelopment pressures. Understanding the historic context of the neighborhood may help guide how and where change occurs in the neighborhood, and may also help respect and reflect on the historic resources that are the backbone of the community. In addition, the timing for this survey is advantageous as the City of Columbia is currently undergoing an urban conservation overlay study for central neighborhoods. In addition to promoting preservation and awareness, this study will be used to evaluate land use and development policies for this area.

Ordinance No. 16424 Council Bill No. B
112-00A

AN ORDINANCE

establishing the Benton Stephens Urban Conservation District; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. Establishment of Benton Stephens Urban Conservation District. The zoning district map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri is amended so that the land within the following boundaries will become a part of District U-C (Urban Conservation Overlay District) and shall be known as the Benton Stephens Urban Conservation District:

The north side of East **Walnut Street** between Old 63 and North College Avenue, the east side of North College Avenue between East **Walnut Street** and the COLT railroad right-of-way, the southeast side of the COLT railroad right-of-way between North College Avenue and Business Loop 70, the west side of Paris Road between Business Loop 70 and Ammonette Street, the south side of Ammonette Street between Paris Road and Old 63, and the west side of Old 63 between Ammonette Street and East Walnut Street.

SECTION 2. Exemptions.

- (a) This ordinance shall not apply to any land in zoning districts PUD, O-P or C-P.
- (b) This ordinance shall not apply to any land in zoning districts O-1, C-1, C-3 or M-1 except that any new construction within those districts shall comply with the screening requirements of section 29-17 (d)(6).
- (c) This ordinance shall not apply to mosques, synagogues, public schools, private colleges, churches, or homeless shelters operated by religious institutions.

SECTION 3. Home Occupations as Conditional Uses in District R-1.

- (a) The R-1 conditional use provisions of Section 29-6 of the City Code pertaining to home occupations shall not apply in the Benton Stephens Urban Conservation District.
- (b) In addition to the home occupations allowed as permitted uses in District

R-1, home occupations may be permitted in those areas of the Benton Stephens Urban Conservation District that are in district R-1 after the issuance of a conditional use permit pursuant to the City Code subject to the following restrictions:

1. A home occupation shall be incidental to the use of a dwelling unit for residential uses.
 2. The business owner must reside on the premises.
 3. No more than two full time employees who do not reside on the premises may be employed by the business.
 4. The conditional use permit may limit the hours of operation.
 5. Any signs used for identification or advertisement of the business must be attached to the structure and may not be larger than two square feet and may not be illuminated.
 6. No more than forty (40) per cent of the total floor area of the dwelling unit and garage shall be devoted to the home occupation. A garage shall not be used for a home occupation if such use has the effect of eliminating required parking.
 7. The home occupation shall be conducted entirely within the dwelling unit or garage and no stock in trade shall be displayed or visible outside, or stored outside of any building, nor shall any raw materials, tools or appliances or waste products be stored outside of any building.
 8. No power other than electric shall be used and no single machine shall draw more than one-half horsepower and not more than one horsepower total shall be used.
 9. The use shall not generate traffic in volumes greater than would normally be expected in a residential neighborhood. For purposes of this section, the normal volume of traffic generated by single-family dwelling shall be defined as twenty-four vehicle trips to or from the dwelling unit per twenty-four hour period.
 10. The use shall not produce noise, obnoxious odors, vibrations, glare, fumes or electrical interference detectable to normal sensory perception outside the structure.
 11. No toxic, explosive, flammable, combustible, corrosive, radioactive or other restricted materials may be used or stored on the site.
 12. An applicant for a conditional use permit for a home occupation must include with the application appropriate plans detailing how the dwelling will be used or altered to accommodate the use. Thereafter, whenever any permit or license is to be renewed, the dwelling may be inspected to determine how it has been altered to accommodate the use.
- Abatement. Any home occupation which does not comply with the above restrictions shall be brought into compliance within thirty (30) days of the notice of the deficiency. It shall be

- unlawful to fail to comply with the above restrictions after notice.
13. The Board of Adjustment may grant a conditional use permit for a limited period of time.

SECTION 4. Standards and Criteria. The following criteria apply to all new development in the Benton Stephens Urban Conservation District. Except where otherwise specifically provided, structures existing before passage of this ordinance may be structurally altered but not enlarged without conforming to the requirements of this section. Additional dwelling units shall not be added to a structure without conforming to the requirements of this section.

- (a) Lot Size. No modification of the underlying zoning district.
- (b) Yards. The intent of yard requirements in the Benton Stephens Urban Conservation District is to promote development that is compatible with surrounding residential property. For the purposes of applying setback regulations, the following shall be applied: the front shall be toward the street or access corridor from which the lot is addressed; the rear is opposite to the front or as nearly so as the lot shape permits; and the sides are ninety degrees to the front or as nearly so as the lot shape permits.
 1. Front - Not less than twenty-five (25) feet in depth, except that up to 25% of the front elevation measured along the adjacent street front may project a maximum of two feet into the required front yard, in order to encourage reasonable variety of front facades.
 2. Rear - No modification of the underlying zoning district.
 3. Side - No modification of the underlying zoning district except that for all corner lots in the Benton Stephens Urban Conservation District side streets shall provide a side yard adjacent to the side street of not less than twenty-five (25) feet, provided this regulation shall not reduce the buildable width of a corner lot of record at the time of passage of this ordinance to less than sixty-five (65) percent of the total width of such lot, and provided further that the minimum side yard regulations of the underlying zoning district must be observed.

In addition to the rear and side yard requirements of the underlying zoning district, for all uses other than detached single-family uses, no building hereafter constructed may be located less than thirty (30) feet from an existing

non-accessory structure on the same lot.

- (c) **Building Height.** For all uses other than detached single-family uses, buildings shall be restricted to a maximum of two stories, not to exceed a maximum building height of thirty (30) feet.
- (d) **Parking.**
 - 1. Except as otherwise provided by this section, parking requirements will be in accordance with Section 29-30 of the City Code, Off-Street Parking and Loading.
 - 2. For all uses other than detached single-family uses, off-street parking facilities associated with the construction of a new structure or the alteration or change of use of an existing structure shall not be located in the front of the subject lot or parcel.
 - 3. For all uses other than detached single-family uses, parking shall be located at the rear of a structure, or may be built into a structure.
 - 4. For all uses other than detached single-family uses, parking may be located to the side of a structure if parking to the rear is unavailable. In that event, parking to the side of a structure shall not exceed sixty feet along the adjacent street front.
 - 5. On-street parking directly in front of a lot will count toward fulfilling the off-street parking requirement. One parking space credit will be given for every space provided.
- (e) **Screening and Landscaping Requirements.** No modification to the underlying zoning district; except for the following:
 - 1. A minimum of twenty-five (25) percent of the total land area of any tract, parcel or lot shall be landscaped.
 - 2. No new buildings or additions to existing buildings shall be permitted unless additional landscaping is provided on the tract, parcel or lot in an area equal to at least twenty-five (25) percent of the land area occupied by the new building or addition.
 - 3. All parking areas containing more than two (2) spaces within twenty (20) feet of a street right-of-way shall have a

six (6) feet wide street yard landscaping strip within private yards separating parking areas from abutting street rights-of-way containing no less than four (4) of the categories of planting materials listed in paragraph (f) of Section 29-25 of the City Code. The street yard landscaping strip shall contain one tree per thirty (30) feet of street frontage. Such trees shall be planted at intervals of thirty (30) to fifty (50) feet on center in the landscaping strip.

4. In addition to the above, parking areas developed after August 19, 1991, and additions to parking areas which were developed prior to August 19, 1991, containing more than twenty (20) parking spaces shall contain a minimum of one (1) tree for every 3,000 square feet of parking area.
 5. Parking areas containing more than two (2) spaces, or loading/unloading areas within fifty (50) feet of a residential use or residential zoning district, but not separated by street right-of-way, shall be screened from view of the adjoining use or district, by landscaping materials, ornamental fence and walls in combination with plant materials, properly stabilized earthen berms, or a combination of any of these methods.
- (f) Pedestrian Circulation. The traffic circulation system shall provide for the safe, convenient and efficient movement of goods and people with a minimum of conflict between various modes of travel. Provisions shall be made for pedestrian travel within the development and shall connect with existing pedestrian systems and allow for future extensions to activity centers outside the development.
- (g) Porches - Covered porches facing the front yard are required to be constructed on all newly constructed non-accessory structures in the Benton Stephens Urban Conservation District. The front facing covered porch shall be a minimum length of 40% of the front width of each dwelling unit with a minimum depth of six (6) feet.
- (h) Roof Type and Pitch - All newly constructed non-accessory structures shall have gabled or hip roofs with pitches having a minimum slope of four units vertical in twelve units horizontal.
- (I) Orientation to the Street - All new non-accessory structures erected in the Benton Stephens Conservation District shall provide entrances, windows and porches oriented to the street from which

it is addressed.

- (j) Garages - Attached garages with garage doors facing the front lot line are discouraged and shall not be more than ten feet in width, nor shall the garage extend any further into the front yard than the front porch.
- (k) Side Porches, Entrances or Balconies - Side porches or balconies should not extend into side yards. For all uses other than detached single-family uses, side entrances are allowed only if the side yard building setback is increased to a minimum of fifteen (15) feet.
- (l) Air Conditioning Units and Heat Pumps - Air conditioning units and heat pumps shall not be located in front of the building line. All AC units or heat pumps located in a side yard shall be screened from front and side yard view with appropriate permanent yard structure or evergreen plantings.
- (m) Every building face shall contain a minimum five (5) percent of the total face square footage in glazing.
- (n) Any building face, or screening or fencing greater than thirty-five (35) feet in length shall be constructed with a differing projection at least once every thirty-five (35) linear feet.
- (o) The following are prohibited fencing and screening materials: Chicken wire, Hardware cloth (of any size) and pallets. All fencing in disrepair shall be removed or repaired appropriately.

SECTION 5. Procedure for Review and Approval of Development Plans.

- (a) Prior to the issuance of a building permit for any uses other than a detached single-family use in the Benton Stephens Urban Conservation District, the applicant shall submit a development plan for review and approval by the director of planning and development. Upon receiving the development plan, the director shall notify the Benton-Stephens Neighborhood Association in writing.
- (b) The development plan submittal shall be clearly drawn in ink on eight and one-half (8½) inch by eleven (11) inch or eighteen (18) inch by twenty-four (24) inch sheets of single or double matted polyester film or an approved equivalent, at a scale of at least one (1) inch equals twenty (20) feet.
- (c) The development plan submittal shall include the following:

1. A legal description of the property to be developed;
2. The boundaries and dimensions of the lot or lots to be developed and the boundaries and dimensions of all adjacent lots;
3. The location of all lot setback lines along street rights-of-way;
4. The location and designation of all easements on the lot to be developed;
5. The location of all existing buildings on, and adjacent to, the lot or lots to be developed;
6. The proposed location of all new structures including the location and dimensions of entrances, windows, porches, balconies and attached garages;
7. The location and dimensions of all existing and proposed parking areas;
8. The location and dimensions of all proposed sidewalks and pedestrian systems; and
9. Other information deemed necessary to show compliance with this section.

- (d) The director of planning and development shall approve a development plan that complies with the items in subsection (c) of this section and the standards and criteria of section 4 within two weeks of receiving the plan. A copy of the approved plan shall then be sent to the building regulations supervisor.

SECTION 6. This ordinance shall be in full force and effect from and after its passage.

PASSED this 1st day of May, 2000.

City of Columbia Map Project 2010-2011

Inventory Form Prepared by Deb Sheals for the Columbia Historic Preservation Commission

Property Name Lela Raney Wood Hall

Address 1200 E. Broadway

Year Built: 1938

Year of HPC Notable Designation: 2000

Other designations:

District name, if applicable:

Link(s):

Style: Collegiate Gothic

Property Type: School/Educational

Architect (s):

Jamieson and Spearl

Description and History

Thousands of Columbians have danced the night away in the ballroom of Lela Rainey Wood Hall, one of the city's best known gathering spaces. The building provides a fine intact example of the Collegiate Gothic style of architecture, and its location on a busy corner makes it one of the most prominent buildings of Stephens College.

Built in 1938 as a student activity center, this was the second building erected on the Middle Campus of Stephens College, which was developed in the late 1930s and early 1940s. Like the school's South Campus, the Middle Campus was designed by the architectural firm of Jamieson and Spearl. The firm also designed many of the buildings on that part of campus, which are visually unified by common materials and refined Collegiate Gothic styling. Almost all of the Middle Campus buildings have red brick walls with accents that include limestone trim along shaped and crenellated parapets, as well as prominent stone quoins. Although the buildings of the Middle Campus have their main entrances facing the interior of the new quadrangle, the architects also paid attention to their location on busy city streets, especially College Avenue, and their "back" walls are as carefully detailed as the fronts.

The interior features the Kimball Ballroom, a two-story space described in one school history as "large enough to accommodate 400 couples." A recent major rehabilitation included extensive work on the ballroom, which has been heavily used throughout its history, and the mezzanine is now home to the school's large historic costume collection. Although the replacement windows installed during that rehabilitation project are not as good a match as they could be, the building is nicely preserved overall and continues to be a prominent part of the Stephens Campus.



Text by: Deb Sheals

Sources: Chrighton, John, Stephens: A Story of Educational Innovation. Columbia, Missouri: The American Press, 1970.

Date of Form: 1/6/2011

City of Columbia Map Project 2010-2011

Inventory Form Prepared by Deb Sheals for the Columbia Historic Preservation Commission

Property Name Firestone-Baars Chapel

Address 1306 E. Walnut St. (Stephens College) **Year Built:** 1956

Year of HPC Notable Designation: 2002

Other designations:

District name, if applicable:

Link(s):

Style: Mid-Century Modern

Property Type: Church

Architect (s):

Saarinen, Eero



Description and History

This small chapel in the heart of the Stephens campus had perhaps the most famous architect of any Mid-Century Modern building in Mid-Missouri. It is the work of Eero Saarinen, best known in Missouri as the designer of the St. Louis Arch.

Saarinen became involved with the Stephens chapel project through his father, Eliel Saarinen, a prominent architect in his own right. Eliel designed a chapel for the school in the late 1940s, but died before his plans could be executed. Eero was hired a few years later to take over the project, and, working with the curators, created an entirely new design. The chapel was built to Eero Saarinen's design, and dedicated Nov. 22, 1956.

The chapel is located in the south end of the Stephens Middle Campus, a central location that makes it easy to visit, and it is constructed of brick that is comparable to that used on the Collegiate Gothic buildings among which it is nestled. After the wall cladding, however, all similarity ends. This is a decidedly modern building, with a cubic form, a simple but prominent center spire, and a notable lack of windows. The solid mass gives the building a presence that makes it stand out among the larger academic buildings around it.

The solid block of the exterior walls are set off by simple square narthexes, one centered on each elevation. Described by the architect as "being like rich little lanterns in front of plain brick walls," each narthex has a flat roof, brick corner posts and walls filled with geometrically-patterned stained glass. Three of the narthexes open directly into the chapel, emphasizing the non-denominational function of the building.

Text by: Deb Sheals

Sources: Chrichton, John, Stephens: A Story of Educational Innovation, 1970.

Date of Form: 10/14/2010

City of Columbia Map Project 2010-2011

Inventory Form Prepared by Deb Sheals for the Columbia Historic Preservation Commission

Property Name Thomas Hart Benton Elementary School

Address 1410 Hinkson Ave. **Year Built:** ca. 1927

Year of HPC Notable Designation: 2004

Other designations:

District name, if applicable:

Link(s):

Style: Classical Revival

Property Type: School/Educational

Architect (s):



Description and History

A Columbia public school has operated on the site of Benton School since 1897, longer than at any other site in the city.

The current building, which was built in 1927, replaced a brick elementary school which was constructed in 1896-97 just south of the existing school. That original school was also called Benton School, after the famous Missouri statesman, Thomas Hart Benton (1782-1858). Thomas Hart Benton was first elected to the United States Senate from Missouri in 1820, and served prominently in that office for some thirty years. His great nephew, also Thomas Hart Benton (1889-1975), later became a major figure in American art.

The original Benton School was built in 1896-1897 at the corner of Hodge and Ripley Streets. It was the second elementary school in Columbia. (The first was Jefferson School, which was built in 1881 near the site of the present day Jefferson Junior High School.) That structure remained in use for three decades, until the new Thomas Hart Benton Elementary School building was completed in 1927.

The new building – which is still in use today – was built immediately north of the old structure, which was razed once the new building was placed in service. The 1927 structure is a much larger brick building with simple Classical Revival styling. It uses a material combination that was standard for Columbia Public Schools of this time period. It has a random ashlar stone foundation, relatively simple brownish brick walls, and smooth limestone ornamentation that includes a classically inspired door surround on the north wall. This building also features nicely detailed brick patterns in the gable ends of its steeply pitched roof.

Text by: Deb Sheals and the Columbia
Historic Preservation Commission

Sources: Christensen, Lawrence O., et al. Dictionary of Missouri Biography.
Columbia and London: University of Missouri Press, 1999.

Date of Form: 1/20/2011

City of Columbia Map Project 2010-2011

Inventory Form Prepared by Deb Sheals for the Columbia Historic Preservation Commission

Property Name Duncan, Joseph and Mary, House

Address 1602 Hinkson Ave. **Year Built:** ca. 1906

Year of HPC Notable Designation: 2011

Other designations:

District name, if applicable:

Link(s):

Style: Queen Anne/Dutch Colonial Revival

Property Type: House

Architect (s):



Description and History

This is one of the most intact houses in one of Columbia's oldest residential neighborhoods. The recent restoration of original elements such as diamond-paned wood windows, wood siding, and patterned shingles makes it particularly notable.

The house was built ca. 1906 for retired farmer Joseph W. Duncan and his wife Mary. It is located in one of Columbia's original residential subdivisions. Now known as Benton-Stephens, much of this area was added to Columbia as Stephens' First and Second Additions before 1875, and by the time this house was built, it was an established neighborhood.

The refined styling and unusual combination of architectural styles on this relatively small house invites speculation that it was built from mail-order plans. Gambrel roofs were particularly popular with plan companies, starting in the late 1890s and continuing into the 1930s. Although the presence of a gambrel roof generally categorizes a house of this period as Dutch Colonial, this one also utilizes an assortment of embellishments more often associated with Queen Anne style houses. The large pent ends of the gambrel roof are filled with the type of patterned shingles that typify Queen Anne style houses of the late 1800s and early 1900s. The house also retains an impressive set of original window sashes. The upper sashes of most windows have diamond muntin patterns, and the large bay window in the front has lozenge shaped lights, both of which are more typical of Queen Anne than Colonial Revival style houses.

This house is also notable in that it has early or original wood siding that has not been covered with vinyl or otherwise altered. Recent restoration work by the present owners greatly improved the condition of the house and set a high neighborhood standard for historic preservation.

Text by: Deb Sheals

Sources: Boone County Real Estate Tax Records; Columbia City Directories, on file at the State Historical Society of Missouri; Gowans, Alan. The Comfortable House, 1987.

Date of Form: 1/26/2011

City of Columbia Map Project 2010-2011

Inventory Form Prepared by Deb Sheals for the Columbia Historic Preservation Commission

Property Name Flood, Sally, House

Address 1620 Hinkson Ave.

Year Built: ca. 1895

Year of HPC Notable Designation: 2004

Other designations:

District name, if applicable:

Link(s):

Style: Queen Anne

Property Type: House

Architect (s):



Description and History

This large frame house is one of the most intact Queen Anne style houses in Columbia. It was built ca. 1895 for Sally Flood, a prominent early public school teacher.

The Sally Flood House is one of the largest and most highly styled houses in the Benton-Stephens neighborhood. It features many elements that are typical of the Queen Anne style, including a complex roofline, cut-away bay windows and a wrap-around porch. The spindled frieze and slender turned posts of the porch offer classic examples of the type of Victorian "gingerbread" common to Queen Anne style houses.

Sally Flood was the daughter of pioneer Baptist minister Noah Flood, who was active in the administration of the Baptist Female College (now Stephens College) in the 1870s. His connections no doubt helped him secure a good education for his daughter, which she put to use as a public school teacher. Miss Flood taught first grade at nearby Benton Elementary School from 1896 until her death in 1915. Her funeral brought an overflow crowd to the Baptist Church, and the July 6, 1915 edition of the Columbia Daily Tribune reported that "In her death the people of Columbia lost a real public servant."

The twelve-room dwelling became a boarding house during the 1930s and 1940s, and was in danger of being converted to multiple apartments in the late 1970s, when it was purchased by the Gooden family. The Goodens spent the next decade restoring exterior elements and updating systems throughout the house. It has been well-maintained ever since and serves as an anchor in the Benton-Stephens neighborhood.

Text by: Deb Sheals and the Columbia Historic Preservation Commission

Sources: Columbia Historic Preservation Commission Files; Chrighton, John, A History of Columbia and Boone County, 1987.

Date of Form: 12/6/2010

City of Columbia Map Project 2010-2011

Inventory Form Prepared by Deb Sheals for the Columbia Historic Preservation Commission

Property Name Stephens Stables

Address 203 Old Highway 63

Year Built: ca. 1926

Year of HPC Notable Designation: 2010

Other designations:

District name, if applicable:

Link(s):

Style: Colonial Revival

Property Type: Stables

Architect (s):



Description and History

The Stephens College Stables complex has contributed to the local and national equestrian heritage since 1926.

The complex occupies just over 18 acres of land in what is now a residential neighborhood northeast of the main campus. It is more than a utilitarian grouping of barns and pastures. The brick-red ceramic block walls, dormers, cupolas and simple Colonial Revival styling of the buildings all lend an air of formality one might not expect of a working animal facility. The setting adds to the genteel effect; the buildings are surrounded by rolling pastures lined with white board fences.

The ca. 1926 stable buildings were built to include classroom space, as well as a 216 foot long straight-away between the stalls to allow for indoor riding in inclement weather. The 250x100 foot outdoor riding ring that was part of the original 1930s design is still in use, as is a large indoor arena added in 1939-1940. The arena originally seated more than 2,000 people. When the stables were built, the College owned the land to the southeast, which is now Stephens Lake Park. The location provided riders with easy access to bridle paths that crisscrossed that property at the time.

The complex is still home to the Prince of Wales Club, originally established as a club for "Susies that fell off." It is touted as the oldest continually active riding club in the country. The complex continues in its original function. Today, there are over 60 full-time equestrian majors enrolled in the Equestrian Studies program, and the barn contains some 51 box stalls.

Text by: Deb Sheals and the Columbia
Historic Preservation Commission

Sources: Crighton, John. Stephens: A Story of Educational Innovation.
Columbia, Missouri: The American Press, 1970.

Date of Form: 10/14/2010

City of Columbia Map Project 2010-2011

Inventory Form Prepared by Deb Sheals for the Columbia Historic Preservation Commission

Property Name Tandy, Robert and Lura, House

Address 700 Mount Vernon **Year Built:** ca. 1911

Year of HPC Notable Designation: 2009

Other designations:

District name, if applicable:

Link(s):

Style: Colonial Revival Foursquare

Property Type: House

Architect (s):



Description and History

Tucked away in a neighborhood of modest one-story dwellings and newer apartment buildings, this house stands out. The tall frame house is one of the oldest and largest dwellings in the area.

The house was built ca. 1911 by or for Robert and Lura Tandy. It was probably one of the first houses to have been built on Mt. Vernon Street, and the other lots on the street may have been platted after this house was finished. Most houses on the street appear to have been built in the 1920s and all are modest one story houses that occupy lots that are a fraction of the size of the Tandy House lot. Historic maps show that the lot was originally even larger.

Architecturally the house can be classified as an American Foursquare. The foursquare house type, popular in both urban and rural settings in the early 20th century, is also sometimes called the "cornbelt cube." This is a typical foursqaure, in that it has a solid two-story cubic form, with a hipped roof and roughly four rooms per floor. Foursquares come in a variety of styles; most Columbia examples have either Craftsman or Colonial Revival style detailing.

The Tandy house has restrained Colonial Revival styling. The south side of the house, which faces Amelia Street, was the original facade. A Sanborn map that was published in 1931 shows that it had a wrap-around porch which covered all of the south wall and most of the east side as well. (The current south porch may be part of the original.)

Street addresses changed over the years; historic Sanborn maps and city directories show that the address was 1611 Amelia/600 Mt Vernon in 1931.

Text by: Deb Sheals

Sources: Columbia Historic Preservation Commission Files; Gowans, Alan. The Comfortable House, 1987.

Date of Form: 1/14/2011