

#1 How would you like HP to benefit you?

- retaining the individual that is CoMo
no one said I want to see a new building

#1 cont....

- Renter protections
- by preserving homes/spaces make it accessible
like living history, set zones and create information to be shared
- Target redevelopment as a tool for historic preservation
(student housing in h. structures example)
- character of neighborhood, street scene
- Access to information/communication
- branding city and its historic spaces

How I can help

- protection & renovation

-13

All

- affordable "existing" housing

- retaining building for community NOT developers
in zoning

Consensus

- built environment is a record of what we believe in (our values as a community)

- emphasis on architectural salvage/record

- Keeping city livable for humans, canyon on college, wind tunnel etc

- retaining individuality of neighborhoods

- efficiency and sustainable (energy et al)

- not displacing marginalized community

Consensus

#2 What should the city's HP commission's priorities be?

#2(cont)

- Consider use of concrete, current materials & their effects
- list of immediate threats
- ordinance changes - more work in HPC, equal to PIZ

(Facilit: equity lens, h.p. lens)

building code - adopt h.p. portions of code

- Voice in other commissions ie building code, PZ (track other activity) ^{other commissions}
- Intersection of rental inspections/landlords/hist. properties
- R2 zoning feels like redlining - take another look we displace people for less quality housing, higher cost
- long/short term priorities / ^{other look at long term goals} ~~terms address immediate crisis~~

Annie Fisher case - appalling - stolen/raided (old map)

technology to identify historic properties

and out of their homes in 1st Ward - ^{move to} 2nd / 2nd

• "A day in Old Columbia"

• Prioritize imm. threats

• Saturation of rental properties - LL (local and distant) their impact

• Education / maintenance of historic properties.

• Quickly ID in danger, reaching out, incentive for adaptive use, praise them for non destructing them (Alley A example)

• praise those we see intrinsic value of h. buildings

• Diversification participants - minorities / reflect our citizens

• build a list of incentives

• Forgo fee of National Register buildings

• Give prop owner a reason not to tear down, give them reason to renovate.

• involvement of other commissions. (Energy Environ)

together - climate, energy

#3 Who else should we reach out to
& partner w/ to support HP efforts?

#3 cont

#3 Cont...

rental property maintenance code/processes

NAACP/Sierra club - partner, Mission St.

• City rehab programs

• Working w/ elementary schools - curriculum
value of preservation, neighborhoods

• CPS (historic schools) Social fabric of neighbor
largest grand bldg in neighborhood

• Old line warehouses along that line

• Loop CID list of available warehouse for artisan manufacturing

CID has grant applying capacity

- MU architectural studies
- MU historic preservation efforts
- Neighborhood Assoc, Contractors, etc

Jobpoint Youth/Sustainability

- MU, Columbia College, as developers
- AIA local chapter (American Institute of Architects)
- ASL Society of Landscape Architects - space between
Prairie Gateway / St. L. chapters - master plan
- Career center / trade fairs, Home builder shows
educate: inclusion
- Community Land trust
- Habitat - must it be a new build

- MU architectural studios etc
- MU historic preservation efforts
- Neighborhood Assoc, contractors, etc

Jobpoint Youth/Sustainability

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education: inclusion

• Community Land trust

• Habitat - must it be a new build

#4 continued

#4 How can we better serve citizens & stay relevant?

- Outreach to other like sized towns - best practice
 - Notable Prop. in Columbia / Endangered Properties - tours
 - Before / After . Best practices
 - Plaques
 - public events
 - letters to the editor to inform
 - social media
 - Marketing
- (embarrass property owner notoriety)

Individual house plaques history of home

- Qtag or App for properties
 - Map of historic properties
 - interaction of property from sidewalk
- Apps (Oakland Museum of CA) app

list of salvage materials - available / where to find to use instead of Home Depot

• Volunteer speakers bureau -

• list of contractors that support
Historic Preservation work

• auxiliary advocate arm - to HPC - list of where to go, where to
get materials

• analogy CDBG list of contractors w/ experience

• Minority owned business WBE cert who
also do h.p. restoration

(HPC) interaction w/ surrounding communities
w/ Boone County

Lunch - w/ team - deep green and hp restoration
topics

exhibit spaces, in restored structures

5. What can we do to be more accessible?

- web presence — improvements
- FB - you know you are from Columbia when
- Instagram / twitter announcements
- COMMUNITY calendar events, local radio
- radio
- place matters • Posting - have mtgs in historic location
have info sheets

Follow up w/ previous participants - list/email

• Center for Missouri Studies (space)

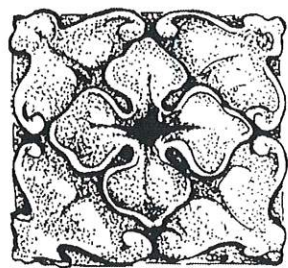
City Source — are we publishing in that
Boone Electric magazine

• intentionality

• Go to them -

BB Home foundation meetings

get on other agendas 5 minutes



Columbia Historic Preservation Commission

Question #1

What 2-3 historic places, buildings, neighborhoods, or sites in Columbia are important to you?

~~Boone Home~~
~~McKinney Bldg~~
 - Downtown home
 (w/ Boone home
 + McKinney)
 - East Campus
 near
 Herald Bldg

• East Campus
 African American
 Heritage Trail
 • Downtown (not sure
 how historic
 it is)

Missouri Theatre
Stewart Road
homes
(Old SW)
Endwell Taverna

BROADWAY
 —
 —
 9th street

Colleges,
 Downtown
 Niedermeyer
 Wabash Station
 Daniel Boone building

West Central/
 Garth Addition
 Blind Boone
 Home

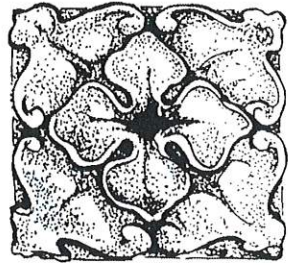
ANY PIECE OF THE SHARP END.
NOBLE COURT
 ANY OTHER PLACE OR
 STRUCTURE ASSOCIATED
 WITH COMMUNITIES
 THAT WERE FORMERLY
 OR CURRENTLY TREATED
 UNJUSTLY BY THE
 MAJORITY COMMUNITY

West-Ash
 neighborhood is
 important to me.

• Blind Boone home
 • North Central
 neighborhood (small
 houses)
 • Conley House (MY
 campus)
 • Guitar mansion
 (Mexico Grand Rd.)

Jesse Hall
 Ellis Library

- Downtown
 (w/ Boone Home & McKinney
 Building)
- East Campus
- Herald Building
- African-American Heritage Trail
- Missouri Theatre
- Stewart Road (Old SW)
- Endwell Taverna (City Hall/Jail)
- Broadway
- 9th Street
- Colleges
- Niedermeyer
- Wabash Station
- Daniel Boone Building
- West Central
- Garth's Addition
- Sharp End
- Noble Court
- Marginalized Communities
- Jesse Hall
- Ellis Library
- North-Central
- West Ash
- Conley House
- Guitar Mansion



Columbia Historic Preservation Commission

Question #2

Historic preservation helps to tell local stories and protect aspects of the built environment.

How important are the following topics or themes to you? (Please Rank 1-4)

- Columbia's Economic Development
- History of minorities or marginalized groups
- Architectural or aesthetic trends in the built environment
- Buildings or sites associated with significant historical figures

- ① Architectural or aesthetic trends - small footprint homes - pattern: practice of our streetscape.
- ② Families of modest means feel marginalized.
- ③ ~~new~~ construction pressures. Columbia Economic Development

- #2
1. Econ. Develop
 2. History of Minorities
 3. Arch. trends
 4. Sites - Historic Figures

1. Minorities - marginalized
2. Architectural trends
3. Significant historical figures
4. Econ. development

- ① HISTORY OF MARGINALIZED GROUPS
- ② BLDGS ASSOCIATED WITH SIGNIFICANT HISTORICAL FIGURES, WITH A STRONG EMPHASIS ON MINORITY AND MARGINALIZED COMMUNITY LEADERS
- ③ ARCHITECTURAL OR ESTHETIC TRENDS.
 - AVOID TURNING PARTS OF THE CITY INTO PERIOD MUSEUMS.
 - A MIX OF EXTREMES IS DESIRABLE. GO TO LAWRENCE KANSAS TO SEE HOW MODERN AND OLD BUILDINGS CAN MESH VISUALLY WITHOUT BEING DISCOMFORTING.
 - COLUMBIA IS A CITY WITH A FUTURE AND IT SHOULD LOOK LIKE IT
- ④ COLUMBIA CAN EXIST QUITE COMFORTABLY WITH A MIX OF OLD & NEW BUILDINGS. THIS IS A NECESSITY FOR HEALTHY ECONOMIC DEVELOPMENT. TYPICALLY, AN OLDER POPULATION IS INTERESTED IN OLD BUILDINGS. MODERN ARCHITECTURE IS A NECESSITY TO ATTRACT A YOUNGER POP.

Stories
- food and beverage stories
(how it impacted our city)

Architectural History
Buildings or sites
Economic (might depend on the person)

Rank

- 1 History of minority
- 2 Historical Figures
- 3 Architectural trends
- 4 Columbia economic development

- MO RANK

- 1 Buildings associated with historical figures
- 2 Architectural trends
- 3 minorities
- 4 Econ Development

- 1 - Architectural trends
- 2 - Minority Histories
- 3 - Bldg sites assoc. & environ
- 4 - Co Mo Econ Development

Architectural tourism
Timelines of styles of houses -
Stories of college buildings, hospitals or medical history.

1. Document architectural Timeline trends in built environment
2. Bldgs/sites assoc w/ figures
3. Economic Development
 - Use HPC Report
 - Use Place Economics

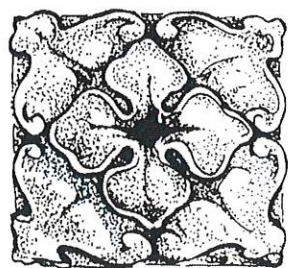
- Heritage Tourism

4. History of minority groups as related to built environment

over →

Average Ranks

- 1.86 - History of Minorities & Marginalized
- 2.29 - Architectural Trends
- 2.29 - Historic Buildings, Sites, Figures
- 3.29 - Economic Development



Columbia Historic Preservation Commission

Question #3

Looking ahead 25 years, what elements of our built environment, historical or contemporary, do you hope are still visible?

All the Historic
Core ☺
Rock Quarry Rd
additions would
infill to "fit"
character

I think our
central area
(esp. residential)
is very import-
ant to preserve

~~Maybe~~
I like the
brick roads,
that keep cars
slow. keep the
sidewalks concrete
though ☺

#3
• a thriving
Benton Stephens
neighborhood w/
original homes.
• Old Southwest
• Kirklin Home
• McKinney Bldg
• East Campus
• Pre 1945 bldgs

minority
+ Marginalized
communities /

buildings that had communal
use - churches, schools

naturally occurring affordable housing

increased density where appropriate

The value of small footprint
homes are always valued
by the neighbors who
live there - but not
the decision makers
who have the power to
displace us.

• Stories of important
businesses/employers
from different periods

QUEST: #3

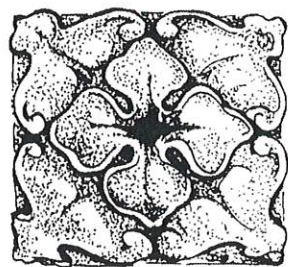
AS A BUILDER W/ 45 YEARS
OF EXPERIENCE, THE BUILDING
THAT WILL BE HERE IN
25 YEARS WILL LIKELY
BE THOSE BUILT POST
WWII. MATERIALS,
CONSTRUCTION PRACTICES
AND BUILDING CODES
CONTRIBUTE TO LONGEVITY.
THERE IS NO MAGIC TO
AGE. PERSONALLY, I
LIKE THE PUBLIC
LIBRARY.

Colors! I love
living in a
neighborhood with
green, yellow, +
blue houses

• Social gathering
places (theaters,
churches) - even if
repurposed

• Stories of displacement
events (e.g., of Native
Americans, of propertyless
African Americans in Sharp
End)

- Historic Core
- Rock Quarry Road
- Gathering Spaces (Churches/Schools/Theaters)
- Significant Structures to Minorities/Marginalized
- Affordable Housing
- Public Library
- Central Area (Residential)
- Small Footprint Homes
- Brick Streets
- Stories of Important Employers
- Benton-Stephens Neighborhood
- Old Southwest
- Kirklin Home
- McKinney Building
- East Campus
- Pre-1945 Buildings
- Stories of Displacement Events (Native/African-Americans)
- Unique/Varied Colors



Columbia Historic Preservation Commission

Question #4

How can Columbia balance current needs, such as new housing, sustainability, etc., with the desire to preserve historic buildings, neighborhoods, or other places?

In areas where historic housing is not as in line with current needs (e.g., subdivided large houses in E. Campos), keep a small area as-is and allow demolition and higher density elsewhere.

Preserve first historic buildings that still fit population's current need for affordable housing. To no, this means preserving small homes in N. Central Columbia. Allow ^{subsidize} changes for energy efficiency.

City grant/loan program for homeowners. IF the owner stays in the house for 10 years, the loan will be forgiven.

They are not incompatible our current & future needs can include all of these things

Do NOT widen Broadway from Garth to stadium

In fill, in scale.

Sadly, until we treat all parts of the city equally re multi-family zoning, the pressure on Central City will continue to be unfair.

deconstruction instead of demolition
new isn't always better

Do Not develop Natural "Special" areas

Columbia should access current housing stock and conditions when learning our housing needs. That way we build/create what is needed.

Older, majestic buildings are wonderful. However we don't live there.

We live in modest neighborhoods which provide much needed small footprint homes for ordinary families

Allow multi-family housing, "in scale" in the 60-70% of the city zoned R-1

By investing in existing historic bldgs + neighborhoods, rather than building new and out

architectural salvage plan
Do Deconstruction
instead of Demolition
Provide Infill Guidelines to honor character

- Prioritize Intact Historic Pockets
- Context-Sensitive Infill
- Allow In-Scale MF in R-1
- Promote Deconstruction v. Demolition
- Preserve First - Small Homes in Central Neighborhoods (North-Central)
- Grants/Loans for Preservation
- Restrict Redevelopment in 'Special' Areas
- Invest in Historic Buildings v. New
- Housing Assessment
- Salvage Plan
- Design Guidelines for Infill
- Do Not Widen W. Broadway

Website: www.CoMoPreservation.org
Events: www.CoMoPreservation.org/events
Email: CoMoPreservation@gmail.com
EIN: 92-3600391 • 501(c)(3) charitable organization



Event: Brainstorming Session#2 for the City's Draft of Historic Preservation Plan
Location: Columbia Public Library, Friends Room
Date: March 11, 2025
Time: 6-7:45 p.m.

Attendees: Elena Vega, Dee Wasman, Peter Bloch, Dayan Crutcher, Cecile Bentley, Christine Gardener, Louis Wilson, Dennis Fitzgerald, Melissa Bernhardt, Cheryl Ritchie, Janet Hammen, Ken Green

Recommendations regarding Typos and Edits have been compiled in this separate [spreadsheet](#).

Comments for Chapter 1. Introduction

There was much discussion during the March 11, 2025, meeting that there is a need for further narrative to be included in the Historic Preservation Plan explaining the importance and benefits of Historic Preservation and setting out the rationale for a Historic Preservation Plan especially since this is the first ever Historic Preservation Plan for the City.

The Plan should include a Definitions section defining terms such as “significant,” “historic,” and “historic resources.”

The Plan does not communicate any sense of urgency. The Plan should reflect the urgent need to protect our historic architecture. People have tried to implement a plan for historic preservation for decades, and now – after losing many historic areas to development, Airbnbs, and parking lots - the City faces huge pressures to allow massive increases in density. Columbia is behind in our ability to protect these disappearing architectural resources.

Comments for Chapter 2. History of Columbia

History should include key landmarks of each era, such as the MU Campus and Columns, Stephens College, Tiger Hotel, Missouri Theater, Boone Co. Courthouse, downtown churches, etc.

Neighborhoods to highlight: All in the historic core such as Benton Stephens, Ridgeway, North Central, West Ash, East Campus, Old SW, Grasslands.

History should include key architects who designed commercial and public buildings as well as homes in each era, from the 1800s to the 1970s.

History should mention other renewals, such as Chancellor Barbara Euhling’s “clean up” of the Mizzou campus area, or the University’s demolition of 9 significant historic buildings in 2022.

On Page 5 paragraph 2, the discussion should clarify that “the first Columbia College” is now the University of Missouri. This is a very confusing paragraph.

On Page 8 paragraph 2, the discussion should provide more specifics about what was lost in the 1950s/1960s Urban Renewal of Columbia, such as the Sharp End business area, houses where Black musicians lived and performed, the Annie Fisher homes and businesses, the Henry Kirklin home and history, and Noble Court. The 70% draft fails to mention the use of Eminent Domain as part of the Urban Renewal process and destruction of Sharp End.

On Page 9 paragraph 1, the description of residential architecture in Columbia with the “Minimal Traditional-style homes” and Ranch-style home, but ignores most mid-Century Modern styles as well as other styles of the 40s, 50s, 60s, and 70s that are now reaching the fifty years of age. There are several elegant 1950s and 1960s homes south of Stewart both east and west of West Boulevard that incorporate energy efficiency and “modern” designs that are not mentioned in the 70% Plan draft.

The history of Columbia chapter is missing anything about the development of high-rise buildings downtown. There was once a rule (I understand) that nothing could be taller than Jesse Hall or the Court House, but now there are tall student apartments that dominate the skyline, towering over historic churches and other buildings. These new tall buildings also change the density downtown and create challenges with parking and have been either a boon or a disaster depending on the person’s point of view.

The history chapter should include a list of historic buildings that have been lost to demolition (many have been lost in each of the historic neighborhoods of central Columbia).

A local historian should be asked to review the history chapter to ensure other significant topics are not being missed that should be addressed to define Columbia’s historic heritage.

A map of the city, showing key moments in expansion up through the early 70’s would be helpful, maybe showing each wave of expansion based on dates of plats or annexation. It would be helpful to see where/when each wave added to the size of the city. It might be helpful to mention industry changes over the years such as when MFA, Shelter Insurance, State Farm, and Veterans United appeared in Columbia and when State Farm transferred its national office out of Columbia.

Suggestion for a New Chapter or more development of the History Chapter:

Attendees wanted to add a Chapter listing each historic core neighborhood with photos and descriptions of the character of the neighborhood, its history and significance, its architectural styles. This Chapter can be added after the general history of Columbia.

Attendees asked about mentioning the Maplewood House and the buildings that have been moved to the “Village of Boone Junction” at the Boone County History and Culture Center in the Plan document. The Maplewood House, the shotgun-style McQuitty home moved from Garth Street and the Gordon-Collins cabin moved from East Broadway all reflect important pieces of Columbia’s historic architecture. We defer to HPC to make the decision on these being included or not.

Comments for Chapter 3: Historic Preservation in Columbia, CoMo Preservation, and the Columbia Historic Preservation Commission

This chapter fails to mention the history of the columns of Academic Hall that remained after the fire of January 1892. In August 1893, the Board of Curators voted to have them torn down thinking they were dangerous and unsightly but local citizens demanded they be preserved. After a structural review showed the columns were structurally sound, the columns were retained and are still in the middle of the Francis Quadrangle on the campus of the University of Missouri.

The chapter also fails to mention the preservation of the old courthouse columns found at the intersection of Walnut and 8th Street. After the construction of the current Boone County Courthouse, there were some who wanted the old courthouse and its columns torn down, but the local community spoke up on behalf of those columns as well. Both sets of columns now stand on what is known as the Avenue of the Columns. A failure to mention both sets of columns and the feeling of attachment the local community has about this section of 8th Street fails to take into account a very important part of the history of Columbia and the telling of the story of historic preservation in Columbia, Missouri.

The chapter also fails to mention other efforts to preserve local architecture in Columbia such as the City's acquisition of the Maplewood House and 16 surrounding acres in 1970 that are now part of Nifong Park.

This chapter also fails to mention the great efforts made by the community of Columbia in the early 1990s to preserve historic architecture. In fact, the community was very active in getting the City to study the issues involved in Historic Preservation and created a detailed report. CoMo Preservation emailed a copy of the [1996 Committee Report](#) to consultant David Taylor on 3-12-25. That report led to the City of Columbia becoming a Certified Local Government and led to the creation of the City's Historic Preservation Commission. On p. 18 the 1996 Committee Report says "[m]uch of the work done by the Preservation Exploratory Committee should be incorporated into the master plan." Many of the comments gathered from attendees at both public input meetings hosted by CoMo Preservation reflect some of the same concerns mentioned in the 30-year old report. Many of the concerns mentioned in 1996 are still relevant today and should be included in the City's first ever Historic Preservation Plan. Attendees and commenters particularly like the discussion in the 1996 Committee Report about financial assistance for property owners on p. 8-9, about a longer waiting period for demolitions on p. 12, about technical assistance on p. 12-13, about design guidelines based on survey work and input of local property owners on p. 22, and about the creation of a Preservation Planner position for the city on p. 23, 25. While some of the recommendations in the 1996 document were focused on getting the City to obtain status as a Certified Local Government, there are many aspects of that document that are still very much relevant today and should be included in the City's first ever Historic Preservation Plan.

This chapter places CoMo Preservation out of order in the timeline and fails to provide the background for why this group exists. CoMo Preservation first met in 2022 after local citizens became concerned about a number of buildings being demolished on the University of Missouri campus in the historic "red campus." Historic red brick

buildings including Parker Hall, Read Hall, the Columbia Professional Building, and Noyes Hall were all demolished that year

https://www.columbiamissourian.com/special_section/welcome_back/mu-targets-12-buildings-on-campus-for-demolition/article_b41cb146-14f7-11ed-b687-f3aaaf501295.html

Comments for Chapter 4: Historic Preservation Legislation in Columbia

This chapter simply contains a copy of the ordinance without providing necessary assessment of how the ordinance could be improved.

Attendees noted there is no discussion of expanding Columbia's Historic Preservation Ordinance to look more like the sample from the State Historic Preservation Office. Attendees noted the current ordinance limits HPC's role and level of authority and makes the HPC responsible for preserving the historic character of the City. The HP Plan should recommend some changes to the ordinance to grant HPC the ability to act to accomplish its expected role.

Attendees suggested making Columbia's ordinance look more like the Sample [Ordinance](#) for HPCs from SHPO.

Table of Contents includes Chapter 5 but the document actually includes a second Chapter 4: Comments for Chapter 5/second Chapter 4: Survey Initiatives in Columbia

This chapter simply contains images of the areas surveyed in Columbia without any discussion of who requested the surveys, how the surveys were accomplished, whether there was any follow up after the surveys, or if there are any recommendations for further surveys. There is no discussion of the City's current efforts to obtain a survey of the Benton-Stephens area.

Unfortunately, the chapter accidentally includes an image of Rocheport, a lovely neighboring community that is not a part of Columbia.

This chapter should address all surveys done in Columbia and a readable map showing what has and has not been surveyed. Two survey images have similar names and it is unclear what these are (West Broadway Historic District and West Broadway Residential Historic District). There is no narrative explanation about the surveys.

Comments for Chapter 6: The National Register in Columbia

The 70% draft does not mention the many notable properties designated by the City. There is also no mention of the City's Landmarks or Historic Districts. Another Chapter needs to be added (following or preceding the chapter on NRHP) on Local HP recognitions and designations. Consider including this [chart](#) or parts of this chart in the Plan to compare what the various local designations mean and do as compared with the NRHP designation. As the discussion went on during the meeting, it was clear there is definitely a need to explain what the NRHP is and what the Local Historic Overlays (Landmarks and Local Historic Districts) are. Additionally, there is no discussion about the City's Conservation Overlay designation.

Attendees also recommend the City's website include an easily accessible and searchable list of the Most Notable Properties and properties listed in the NRHP.

Comments for Chapter 7: Design Guidelines

As currently written, inclusion of this chapter caused alarm and concerns about whether everyone in town would need to use the Secretary of Interior's Standards for Rehabilitation. There was a lot of confusion on when these would apply to a property.

Furthermore, it is unclear how much of the description written in Chapter 7 is really from the Secretary of Interior's Standards and how much is the consultant's own suggestions for best practices. This chapter should be redone to first explain the purpose and role of design guidelines and clearly explain the source for anything recommended. Developers and homeowners are often uncomfortable about standards being imposed on their projects and there is a vast amount of disinformation about guidelines so the HP Plan should not be a source of disinformation.

Everyone strongly felt that the Secretary of Interior Design Guidelines should be an appendix instead of an entire Chapter. Maybe the Chapter could find a way to discuss design guideline options/levels (rationale for the need for guidelines) for Columbia specifically and then refer to SOI in the appendix. As noted in the January comments, Knoxville's design guidelines were suggested as a user friendly approach.

Page 43 of chapter 7 on Demolition was discussed in depth. Attendees pointed out the importance of Deconstruction which is mentioned briefly here but is not addressed in the Recommendations. The attendees would like deconstruction to be named and added to the recommendations including creating a program and incentives for deconstruction possibly working with the Office of Sustainability.

Comments about Chapter 8: Recommendations, Goals, Objectives, Strategies:

The 70% draft lists Goal A, Goal II and Goal III and includes the term "historic resources." Consultant David Taylor responded to an inquiry with a note explaining that "historic resources" is used in the profession to include buildings, sites, structures, historic objects, and districts. It's just a generic term to cover them all. This term is not defined anywhere within the document. A definition section would be helpful.

There is a short narrative from page 50-53 with illustrations - it is unclear if the consultant is planning to expand the Recommendations chapter with further narrative addressing the Goals, Objectives, and Strategies.

Attendees wanted this Recommendations Chapter to be a bit more detailed and actionable. Some of the information that was requested that the city document and provide was the same as mentioned from January mtg. Attendees also strongly felt that the documentation/information needs to be in a user-friendly, searchable database format, sortable and easily accessible to the public. And this should be stated in this Recommendations Chapter. It is noteworthy that this document itself is not in an easily searchable, sortable type of format.

Many of the verbs used to begin the recommendations seemed too weak and not actionable. "Review" was used quite a bit. This does not seem to be guiding, actionable. We could "review" many already existing documentation and ordinance. What is the purpose/goal? Attendees feel the use of review was too vague.

For Goal A, attendees recommended including the use of tax credits, audits of some sort, and specific financial support for historic property owners or renters. Attendees also suggested the City as a CLG should request funds to help property owners or dwellers preserve historic properties.

For Goal A, attendees suggested combining Object 1 & Objective 2 into one objective, and rewording Objective #3 more clearly.

For Goal II, attendees suggested creation of guidelines specific to Columbia. For Goal II, Objective I, attendees suggested avoiding imposing the Secretary of the Interior's Standards for Rehabilitation onto all properties and instead adopting something like Knoxville's Guidelines - something specific for Columbia.

For Goal II, Objective 2, attendees suggested a maintenance code and code enforcement for landlords to ensure properties are adequately maintained.

Goal III. Many of these are congruent with CoMo Preservation's goals. Goal III Objective 3 Strategy 3 specifically mentions "the State Historical Society of Missouri Center for Missouri Studies, the Boone County History & Culture Center, etc.", but does not mention CoMo Preservation. It would be appropriate to mention CoMo Preservation by name here.

There is a mention on page 51 of using SHPO funds for signage. However, it is our understanding that SHPO funds cannot be used for signage.

One attendee suggested a logical order for the Goals & Objectives

- Find and document what's out there (through surveys, inventories, etc.)
- Protect properties identified as historic from neglect and demolition.
- Protect properties identified as historic from expansions and remodeling that are not in character with the original property and/or the neighborhood. This includes such strategies as developing ordinances, design guidelines and a design review process.
- Pay attention to documenting and protecting fragile, threatened or underrepresented resources, including documenting what has been lost.
- Education of public, homeowners, developers, and city staff about the cultural and economic value of historic preservation
- Education of public, homeowners, and developers about the resources (grants, loans, tax credits) to help pay for preservation.
- Advocacy for City support for funding – such as low interest loans, grants, etc. – assuming historic preservation is as important as saving energy.

This attendee then suggested the following wording for Goal A or I, Objective 1 with actionable and measurable objectives with strategies to get accomplish those goals and objectives as follows: Goal I (or A), Objective 1. I've also added sample Objectives 2 and 3.

Goal 1 (or A). OBJECTIVE 1: (AKA – find everything that needs to be protected and give it a designation).

Within three (3) years, identify all Columbia neighborhoods and significant historic sites, such as farmsteads, schools, churches, businesses, infrastructure, and community gathering sites that were in use or developed prior to 1975 and recommend them for appropriate national or local historic designation.

Strategy 1a: Create a map showing all areas of the city where a survey has been completed.

Strategy 1b: Develop a timeline to complete surveys of the balance of neighborhoods and properties.

Strategy 1c: Using the surveys, identify neighborhoods and properties that are of significant architectural, archeological or historical value.

Strategy 1d: Recommend designation of historically significant neighborhoods and properties for National or Local Historic designation (National Register of Historic Places, Local Historic Preservation Overlay District, or Local Historic Preservation Landmark.

Goal 1 (or A). OBJECTIVE 2: Protect historic properties from neglect and demolition.

To prevent further loss of historic properties, in the City of Columbia, immediately propose and support modification of the city 's current ordinances that address neglect and demolition for buildings within historic districts or with historic designation, or which are in the process of being surveyed as part of Objective 1.

Strategy 2a: Review current city ordinances for property maintenance and identify areas where these ordinances do not adequately protect historic buildings from decay or demolition.

Strategy 2b: Review current city ordinances for demolition and compare to typical standards for a Certificate of Compliance (COA) required prior to demolition in other city's historic districts. (There is a good example of what should be in the ordinance on page 43 of the 70% Plan).

Strategy 2c: Propose revised ordinances to the City of Columbia for review and support their adoption.

Strategy 2d: Propose and support enforcement standards in order to ensure that maintenance and demolition standards are complied with.

OBJECTIVE 3: Implement a Certificate of Appropriateness for construction or alteration of buildings within historic districts or for buildings with historic designation, or which are in the process of being surveyed as part of Objective 1.

Strategy 3a: Review current city ordinances and overlays to identify areas where these ordinances do not adequately protect historic neighborhoods from degradation of their character.

Strategy 3b: Develop Design Guidelines for applying the criteria for review of Certificates of Appropriateness. (A good example of Design Guidelines are contained in Section IX of the Sample Historic Preservation Ordinance provided by SHPO).

Strategy 3c: Develop a Design Review Board or Designate the City of Columbia Historic Preservation Commission (HPC) as the Design Review Board to review and make determinations of appropriateness for a COA.

Strategy 3d: Establish a process for appeals and exceptions, such as a Certificate of Exception for Economic Hardship or Public Safety Exclusions.

Strategy 3e: Propose and support enforcement standards to ensure that the Design Guidelines are followed when issuing building permits, considering zoning amendments, special use permits and variances.



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.