

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**March 24, 2022**

**Case Number 77-2022**

**A request by the Columbia Historic Preservation Commission (agent), on behalf of the City of Columbia (owner), seeking to establish a historic preservation overlay district including properties addressed as 910 and 912 E. Walnut and designating both existing structures as historic landmarks. (This case was tabled at the February 10, 2022, meeting to allow for technical corrections).**

MS. LOE: May we have a staff report, please.

Staff report was given by Mr. Rusty Palmer of the Planning and Development Department. Staff recommends:

- Approval of the proposed zoning map amendment, placing the properties at 910 and 912 E. Walnut, to be known as the C.F. Crane Building (910) and the S.K. Cho Building (912), within a Historic Preservation Overlay District (HP-O).
- Approval of the designation of both 910 and 912 E. Walnut as local historic landmark structures.
- Approval of the proposed landmark restrictions regulating the removal or modification of exterior elements of both 910 and 912 E. Walnut, as well as the named interior elements at 910 E. Walnut, as detailed in the "Petition for Historic Landmark & District Designation," and summarized above.
- Approval of the proposed deed restrictions regarding the removal or modification of exterior elements of both 910 and 912 E. Walnut, as well as the named interior elements at 910 E. Walnut, as detailed in the "Petition for Historic Landmark & District Designation," and summarized above.

MS. LOE: Thank you, Mr. Palmer. Before we move to questions for staff, I would like to ask any Commissioner who has had any ex parte related to this case to please share that with the Commission at this time so all Commissioners have the benefit of the same information on the case in front of us.

Seeing none. Any questions for staff? Commissioner MacMann?

MR. MACMANN: Madam Chair, quickly, Planner Palmer, what's the year this was constructed?

MR. PALMER: It's not exactly clear, but both are believed to be built between 1920 and 1926, I believe, so early -- early to mid-20s for both of them.

MR. MACMANN: Catch me later. I have input on that.

MR. PALMER: Okay.

MR. MACMANN: Also, when we're moving to approve or disapprove this, it seems to me that this should be in four separate motions, or will one motion catch it?

MR. PALMER: I would assume it would be better to do four motions, yes.

MR. MACMANN: Four motions. That's what I thought, and that's why I asked that. Thank you very much.

MS. LOE: Any additional questions for staff? If there are none, we will open up the public hearing.

#### **PUBLIC HEARING OPENED**

MS. LOE: If anyone has any comments they would like to share with the Commission, we do need your name and address for the record, please.

MS. DAVIS: Hello. I'm Nickie Davis with The District Downtown CID, 11 South Tenth Street. I'll just quickly say we did send in a letter when this went to City Council, I think, stating that we are -- you know, this is -- while we want the historical pieces of this to be saved for our downtown, this is what makes us unique and fun. A commercial property of this size, a business of this size, is very rare for our downtown, and I'm not sure if you know how many square feet or anything that is, but --

MR. PALMER: Not off the top of my head, no.

MS. DAVIS: Yeah. It's -- those smaller spaces are fantastic for young entrepreneurs. This is a welcoming size for businesses that are growing. And anything we can save in this size would be hugely beneficial for our businesses downtown.

MS. LOE: All right. Any questions for this speaker? I see none. Thank you. Any other comments on this case? If there are none, we will close the public hearing.

#### **PUBLIC HEARING CLOSED**

MS. LOE: Commissioner comments? Commissioner MacMann?

MR. MACMANN: If no other questions or concerns, I have a motion. It'll be the one -- the first of four. First, I'll deal with the zoning map amendment. In the matter of Case 77-2022, proposed zoning map amendment to apply a historic preservation overlay, I move to approve.

MS. GEUEA JONES: Second.

MS. LOE: Seconded by Commissioner Geuea Jones. We have a motion on the floor. Any discussion on this motion? Seeing none. Commissioner Carroll, may we have roll call, please.

**Roll Call Vote (Voting "yes" is to recommend approval). Voting Yes: Mr. MacMann, Ms. Geuea Jones, Ms. Placier, Ms. Kimbell, Ms. Carroll, Ms. Loe, Ms. Burns, Ms. Rushing. Motion carries 8-0.**

MS. CARROLL: We have eight votes to approve; the motion carries.

MS. LOE: Thank you. Commissioner MacMann?

MR. MACMANN: In the matter of Case 77-2022, to bestow landmark status on both properties, 910 and 912 Walnut, I move to approve.

MS. GEUEA JONES: Second.

MS. LOE: Seconded by Commissioner Geuea Jones. Any discussion on this motion? Seeing none. May we have roll call, please, Ms. Carroll.

**Roll Call Vote (Voting yes is to recommend approval). Voting Yes: Mr. MacMann, Ms. Geuea Jones, Ms. Placier, Ms. Kimbell, Ms. Carroll, Ms. Loe, Ms. Burns, Ms. Rushing. Motion carries 8-0.**

MS. CARROLL: We have eight votes to approve. The motion carries.

MS. LOE: Thank you. Commissioner MacMann?

MR. MACMANN: Thank you. Just a quick question for legal. Ms. Thompson, do I need to spell out the exterior-interior, or could I reference the petition?

MS. THOMPSON: Representing the petition is sufficient.

MR. MACMANN: Thank you very much. In the matter of Case 77-2022, proposed landmark regulations, interior and exterior, on 910 and 912 Walnut, as detailed in the petition by the Historic Preservation Commission, I move to approve.

MS. GEUEA JONES: Second.

MS. LOE: Seconded by Commissioner Geuea Jones. A third motion on the floor. Any discussion on this motion? Seeing none. Commissioner Carroll, may we have roll call.

**Roll Call Vote (Voting "yes" is to recommend approval). Voting Yes: Mr. MacMann, Ms. Geuea Jones, Ms. Placier, Ms. Kimbell, Ms. Carroll, Ms. Loe, Ms. Burns, Ms. Rushing. Motion carries 8-0.**

MS. CARROLL: We have eight votes to approve. The motion carries.

MS. LOE: Thank you. And last, but not least, Commissioner MacMann?

MR. MACMANN: Thank you, Madam Chair. In the matter of Case 77-2022, proposed deed restrictions to mirror -- mirror the landmark regulations as delineated in the petition on 912 and 912 -- 910, excuse me, and 912 Walnut, I move to approve.

MS. GEUEA JONES: Second.

MS. LOE: Seconded by Commissioner Geuea Jones. We have a motion on the floor. Any discussion on this motion? Seeing none. May we have roll call, please, Ms. Carroll.

**Roll Call Vote (Voting "yes" is to recommend approval). Voting yes: Mr. MacMann, Ms. Geuea Jones, Ms. Placier, Ms. Kimbell, Ms. Carroll, Ms. Loe, Ms. Burns, Ms. Rushing. Motion carries 8-0.**

MS. CARROLL: We have eight votes to approve. The motion carries.

MS. LOE: Thank you. Recommendation for approval will be forwarded to City Council.