



# City of Columbia, Missouri

## Meeting Minutes

### Historic Preservation Commission

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Tuesday, December 5, 2023  
7:00 PM

Conference Room 1B  
City Hall  
701 E. Broadway

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#### I. CALL TO ORDER

Chair - Stephen Bybee, Vice-Chair - Melissa Hagen, Secretary - Meg Ross

**Present:** 7 - Melissa Hagen, Stephen Bybee, Meg Ross, Tanner Ott, Tyler Travers, Veronica Lemme and Carrie Gartner

#### II. INTRODUCTIONS

Commissioners and Staff introduced themselves to the group for the benefit of new members since this is the first meeting with all Commissioners in attendance since the newest members were appointed.

#### III. APPROVAL OF AGENDA

Commissioner Hagen moved to approve the agenda as distributed.

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

#### IV. APPROVAL OF MINUTES

Commissioner Gartner moved to approve the November regular meeting minutes.

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

November 7, 2023 Meeting Minutes

**Attachments:** [HPC MINUTES 11072023](#)

#### V. DEMOLITION PERMIT APPLICATIONS

401 S. William Street

**Attachments:** [APPLICATION](#)

[ASSESSOR](#)

[Street View](#)

[Site Plan](#)

[Damage Photo](#)

Staff Liaison, Rusty Palmer, presented the demolition permit application for 401 S. William Street to the group, indicating that the structure is unsound due to some structural damage to one corner of the house.

Commissioner Bybee stated that he would reach out to the owner for a potential opportunity to document and salvage components of the structure.

Commissioner Hagen moved to close review of the demolition permit application.

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

## VI. STAFF REPORTS

### A. FY24 CLG Grant Updates (Preservation Plan)

Mr. Palmer reported to the Commission that the FY 24 CLG Grant is underway, and work had commenced on Milestone 2. This milestone includes advertising a Request for Proposals seeking a preservation consultant to complete a preservation plan for the City. He noted that final selection is not likely to happen until the February meeting or later.

### B. Most Notable Properties Preliminary Application Review

Mr. Palmer then shared that he has received 3 applications for the latest round of Most Notable Properties.

Commissioner Bybee expressed a desire to get an application from the owner of the Broadway Diner.

Commissioner Hagen noted that she was expecting the owner of 209 Glenwood to also apply.

### C. McKinney Building Tour Scheduling

Mr. Palmer reported on conversations he's had with Facilities Management regarding a tour of the McKinney Building for the Commission. Facilities Staff indicated that they would provide a key to Mr. Palmer upon request.

Mr. Palmer noted that open meetings law must be followed for any Commission activities. Therefore; tours of the building would need to be limited to 3 or less Commissioners (perhaps all could tour in shifts), or a meeting would have to be posted and open to the public. However; given the unknown state of the building's interior and accessibility, Staff indicated a desire to avoid holding a meeting onsite.

## VII. OLD BUSINESS

### A. Annual Speaker Series

Commissioner Bybee indicated that he has procured a speaker for an early 2024 event. He's been working with Marty Peyton to schedule a presentation on the Columbia Branch Railroad (Wabash/Colt) for February 3rd or 4th.

Mr. Bybee's goal is to create an annual speaking event with significant promotion to encourage greater outreach and engagement.

### B. Most Notable Properties Event - Reichmann Pavilion Rental

Mr. Palmer noted that the Commission currently has 8 plaques in their inventory, and potentially ordering more would be appropriate early in the year.

He asked that the Commission vote to allocate up to \$500 for rental of the Reichmann Pavilion again this year for the event to take place in early May, as well as up to \$250 for catering for the event.

Commissioner Ott moved to allocate the funding as requested by Staff.

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

## VIII. NEW BUSINESS

### A. Central City UC-O Study Public Input (H3 Studio) - December 14th (Council Chambers)

Liaison Palmer reminded the Commission of the upcoming public input session with the consultant on December 14th. He indicated that the purpose of the study is to identify areas in central Columbia for conservation in many different respects; including affordable housing, historic preservation, community character, etc... Deliverables expected upon completion of the study include identification of significant pockets appropriate for conservation, and potential regulations and design guidelines for adoption by the City Council.

Commissioner Bybee noted some confusion about the process and the intent of the study.

Commissioner Ott recognized former Council-member and current North-Central Columbia Neighborhood Association representative, Pat Fowler, who had joined the meeting.

Ms. Fowler noted concerns about the displacement of existing populations within the identified central neighborhoods, as well as a need for reactivation of substandard lots, which are currently hindered from redevelopment due to existing subdivision and building code regulations.

## IX. GENERAL COMMENTS BY PUBLIC, MEMBERS AND STAFF

There were no additional comments at this time.

**X. NEXT MEETING DATE - Tuesday January 2, 2024**

Mr. Palmer confirmed that the City Council meeting originally scheduled for January 2nd (rescheduled from Jan 1 due to holiday) was cancelled by the City Council. As such, the Commissioner

**XI. ADJOURNMENT**

Commissioner Gartner moved to adjourn the meeting at 7:45 PM.

Commissioner Hagen seconded and the meeting was adjourned.

Members of the public may attend any open meeting. For requests for accommodations related to disability, please call 573-874-CITY (573-874-2489) or email CITY@CoMo.gov. In order to assist staff in making the appropriate arrangements for your accommodation, please make your request as far in advance of the posted meeting date as possible.

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