

Demolition Application Notice Report Historic Preservation Commission 2011 Summary of Activity

Overview:

Section 29-21.4 of the City's Code of Ordinances was amended December 1, 2008 to authorize the Historic Preservation Commission (HPC) to review demolition permit applications. This review allows for an assessment of the historic value of the property, and key elements include the location, property age, ownership history, images, and the Assessor's summary. If a property over fifty years of age is found to have historic value, the HPC may initiate contact with the property owner to discuss alternatives to demolition, document the historic resources/elements of the property, and encourage the owner to consider or allow for historic salvage. The ten-day hold allows a brief window of time in order to pursue these activities following the notice of intent to demolish.

The City's Community Development Department processes demolition notice applications and permits. Staff review includes whether or not utilities have been property shut off, if the property is over fifty years old, and if it is a recognized historic resource and/or in a historic district or zoning overlay district.

Currently, the demolition permit fee is \$50.00 dollars for residential buildings and \$100.00 for commercial buildings. The penalty for demolition of a structure without a permit is a fine of \$1.00 per gross above ground square footage in addition to non-compliance penalties described in §113.4(1). If the structure is a "historic resource" as described in §3303.7, the fine is \$2.00 per gross above ground square footage (in addition to non-compliance penalties).

Demolition Application Summary:

There were 32 structures for which demolition permits were pursued in 2011. This is on par with the ten year average of 36 permits per year, though there were roughly 30% fewer demolitions in 2011 versus 2010 (47). Of the 32 property demolitions reviewed by the HPC in 2011, 84%, or 27 structures, were over 50 years old. Only four structures were commercial in nature and fewer than ten were multi-family structures. Thus, to summarize, most permits were issued for single-family structures over 50 years old. The average age of the properties was 70 years of age and the range was between 32 and 111 years old.

Of the 27 potentially historic properties (50 years +), the HPC pursued action in two cases regarding five properties. Following several years of ongoing discussion with the property owners, the Annie Fisher House at 2911 Old Hwy. 63 S. was demolished in the fall of 2011. The Annie Fisher house was

recognized as a Most Notable Historic Property in 2009. Annie Fisher was a prominent African-American businesswoman in the early 20th Century in Columbia; in addition, the home (which had also served as her restaurant) had retained many of its original architectural elements. The historic property record for the Annie Fisher House is attached in Appendix B.

After reaching out to the property owners, the press, and a group of citizens working to save the house, the HPC was unable to sway the owners from demolishing the Annie Fisher House to build storage units. Demolition occurred in October of 2011. Historic salvage was undertaken by private parties.

The second instance in which the HPC pursued action in 2011 was for the four houses on the corner of Walnut and College (113 College Avenue, 1211 E. Walnut, 1213 E. Walnut, and 1215 E. Walnut). The properties, built between 1900 and 1915, were reasonably well-preserved and functioning as rental properties prior to the site being rezoned and redeveloped for student housing. The HPC encouraged the property owner to allow historic salvage of the properties and salvage of elements such as doors, windows and bathtubs was undertaken.

Past action by the HPC has ranged from initiating contact with property owners to discuss alternatives, research and photo documentation of historic elements, and assisting in historic salvage. While the HPC does not have the authority to deny an application for a demolition permit, if a property is a locally recognized landmark or located within a historic preservation overlay district, the HPC may recommend the Community Director issue a stop work order for a demolition which would require a certificate of appropriateness for which a certificate has not been issued or to stop work that violates the conditions of a certificate (§29-21.4 D-13).

The demolition notice review process and powers and duties of the HPC are detailed below and a list of the properties reviewed in 2011 is attached in Appendix A.

Demolition Permit Process:

As per §3303.7 of the City's Code of Ordinances, an application for a demolition permit is held for ten business days, once notice is received, to allow for review by the HPC. The ten-day hold begins once Community Development Department staff acknowledges receipt of notice. So as to provide adequate time for review by the HPC, Community Development staff performs the following tasks immediately after receiving the demolition notice:

- 1) The Demolition Application Notice & Notice Receipt forms are scanned;
- 2) The Boone County Assessor's property summary page is generated to indicate the property type, year built, owner, and other applicable information (and scanned to the file);
- 3) The property is checked against the City's Interactive Historic Map to determine if the property may be a "historic resource" (in a historic district

- or surveyed area, recognized as one of the City's Most Notable Properties, or recognized by the National Register of Historic Places);
- 4) A site visit is conducted, and pictures are taken if the structure is more than fifty years old (as per local and national recognition standards fifty years is the threshold for properties to be potentially significant);
 - 5) The above documents and information is sent to each of the HP Commissioners within 24 hours of when the notice is received by the department. A map of the property is sent if it has the potential to be a historic resource (see criteria under task #3), or if staff feels the property will be difficult to find. Commissioners are encouraged to personally visit properties that are of interest or have the potential to be historically significant.
 - 6) Community Development staff places a demolition notice sign in front of the property once notice of the application has been processed. The sign, which lists the Community Development Department's contact information, is displayed on the property for the duration of the ten-day hold.

Powers and Duties of the Historic Preservation Commission:

According to §29-21.4, the HPC is authorized to:

- 1) Review and comment on applications for demolition permits referred to the commission by the building official pursuant to the Building Code of Columbia, Missouri;
- 2) Advise the property owner of any historical significance of the building to be demolished and recommend alternatives; and
- 3) Document historic resources to be demolished.

Notes:

- "Demolition" means removal of more than twenty-five percent (25%) of the exterior wall or walls facing a public street or removal of fifty percent (50%) of all exterior walls (§3303.7).
- "Historic Resource" means any structure that: 1) Is fifty (50) years old or older; or 2) Is located in a historic resources survey area; or 3) is within an actual or proposed National Register of Historic Places district; or 4) has been recognized or nominated by the Historic Preservation Commission as a "most notable property" (§3303.7).
- The fee for a permit for the demolition of a building or structure is: Residential - \$50.00, Commercial - \$100.00 (§108.2.2).
- The penalty for demolition of a structure without a permit is a fine of \$1.00 per gross above ground square footage in addition to non-compliance penalties described in §113.4(1). If the structure is a "historic resource" as described in §3303.7, the fine is \$2.00 per gross above ground square footage (in addition to assessing non-compliance penalties).
- A \$2,000 Cash Performance Bond is required for each demolition permit.

- Exceptions to the demolition ordinance, §3303.7:
 - 1) A building or structure that has been determined to be a public nuisance and dangerous to the health, safety or general welfare under the Property Maintenance Code of Columbia, Missouri.
 - 2) A building or structure that the City, before December 1, 2008, has authorized to be demolished.
 - 3) Interior demolition.
 - 4) An accessory building or structure that is not contemporary with an historic resource.
 - 5) A building or structure for which the State Historic Preservation Office, Department of Natural Resources, has completed a Section 106 review and returned a finding of no historic significance.
 - 6) A building or structure that is subject to the certificate of appropriateness provisions of Sec. 29-21.4 of the Code of Ordinances, Columbia, MO.

Ordinances:

Historic Preservation Commission Powers and Duties, §29-21.4 D:

http://www.gocolumbiamo.com/Council/Columbia_Code_of_Ordinances/Chapter_29/21.4.html

Historic Preservation Commission Review of Demolition Permits, §3303.7:

http://www.gocolumbiamo.com/Council/Columbia_Code_of_Ordinances/Chapter_6/17.html

Demolition Permit Fees, §108.2.2, and Violation Penalties, §113.4:

http://www.gocolumbiamo.com/Council/Columbia_Code_of_Ordinances/Chapter_6/17.html

Appendix A: 2011 Demolition Notice Activity

Notice Date:	Property Address:	Year Built:*	Age:	Historic Designation:**	HPC Action:
1/18/2011	3812 Rock Quarry	1979	32		Review
1/21/2011	802 N. Ann Street	1918	93		Review
3/21/2011	2411 Carter Lane	1947	64		Review
3/22/2011	509 Hirth	1954	57		Review
3/22/2011	511 Hirth	1952	59		Review
4/4/2011	1510-1512 W. Worley (duplex)	1945	66		Review
4/6/2011	1407 Windsor	1910	101		Review
4/15/2011	801 Conley Road	1964	47		Review
5/2/2011	3545 Creasy Springs Road	1967	44		Review
5/2/2011	3619 Creasy Springs Road	1947	64		Review
5/10/2011	3815 E. St. Charles Road	1950	61		Review
6/2/2011	113 College Avenue	1900	111		Historic Salvage Undertaken
6/2/2011	1211 E. Walnut	1915	96		Historic Salvage Undertaken
6/2/2011	1213 E. Walnut	1915	96		Historic Salvage Undertaken
6/2/2011	1215 E. Walnut	1900	111		Historic Salvage Undertaken
6/3/2011	1517 McKee Road	1940	71		Review
6/10/2011	1406 Hickory	1940	71		Review
6/10/2011	1409 Paris Road	1960	51		Review
6/23/2011	400 St. Joseph	1920	91		Review
7/27/2011	2911 Old Hwy 63 South	1920	91	Most Notable- Annie Fisher House (recognized in 2009)	Contacted property owner regarding historic status; Discussion of alternatives; made aware of salvage options
7/27/2011	2909 Old Hwy 63 South	1950	61		Review
7/27/2011	507 Rollins Road	1920	91		Review
7/28/2011	223 N Ninth Street (alt. in 1998)	1940	71		Review
8/14/2011	711 N. Ann Street	1930	81		Review
8/26/2011	2409 Spruce Drive	1940	71		Review
8/30/2011	47 E. Broadway	1946	65		Review- partial demolition only
9/22/2011	407 N. Fifth Street	1950	61		Review
9/23/2011	3712 I-70 Drive SW	1954	57		Review
11/4/2011	4940 Sinclair Road	1964	47		Review
11/30/2011	4401 Rice Road	1965	46		Review
12/14/2011	200 Oak Street	1935	76		Review
12/21/2011	1111 E. Broadway	1966	45		Review

*Year Built: Estimate according to Boone County MO Assessor or City Records

**Historic Designation: Indicates the building or structure is in a historic district, and/or is a landmark, and/or has otherwise been recognized as historically significant

Appendix B: Annie Fisher House (2911 Old Hwy. 63 South)
Recognized as a Most Notable Property in 2009, Demolished in October 2011

City of Columbia Map Project 2010-2011

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

Property Name Fisher, Annie, House

Address 2911 S. Old Highway 63

Year Built: ca. 1925

Year of HPC Notable Designation: 2009

Other designations:

Boone County Historical Society Hall of Fame

District name, if applicable:

Link(s):

Style: Craftsman

Property Type: House

Architect (s):



Description and History

This house was built in the 1920s for one of Columbia's first prominent African-American business people.

Known as Fair Oaks, the house was built by Annie Fisher (1867-1938). Fisher was known far and wide for her beaten biscuits and cured ham; she won first prizes at the 1904 World's Fair in St. Louis for her biscuits, and built upon that success to create one of the most successful catering businesses in mid-Missouri. That was no small feat for an African American woman of the time. In 1998, Fisher was inducted into the Boone County Historical Society Hall of Fame for her important role in Boone County history.

This building is similar to a house that Fisher built on Park Avenue in central Columbia in the 1910s. That house was one of the largest and most modern houses in its neighborhood. Fisher is said to have lived in a tent on the property while her first house was being built, to supervise the construction project.

Once this building was completed, she moved into it and rented the older house. This one was constructed to do double duty as her home and a restaurant. The property was right on Highway 63 at the time, and Fisher no doubt chose the location to take advantage of the stream of potential customers that drove by the front door.

After Fisher's death in 1938, her house on Park Avenue was sold for conversion to a funeral home, and this building became a single family house. The downtown house was demolished during an "Urban Renewal" project in the 1960s. Although this building has been vacant for several years and is somewhat threatened by redevelopment, interested citizens have been exploring options for a sympathetic new use.

Text by: Deb Sheals

Sources: Barker, Jacob "A Past Paved Over: Lost Black Neighborhoods," *Columbia Home and Lifestyle*, Feb/March, 2009; Boone County Historical Society files.

Date of Form: 1/15/2011

Appendix C: Demolition Permit Application

DEMOLITION PERMIT APPLICATION

City of Columbia Public Works Department / Protective Inspection Division
 701 E. Broadway, Columbia, Missouri 65201
 Phone: (573) 874-7474 Fax: (573) 874-7283 TTY: (573) 874-7251

BUILDING ADDRESS:		PROPERTY ZONING:	PERMIT #
PROPERTY USE:	CONSTRUCTION TYPE:	LEGAL DESCRIPTION:	
CONTRACTOR:		BUILDING OWNER:	
ADDRESS:		ADDRESS:	
CITY, STATE, ZIP		CITY, STATE, ZIP	
TELEPHONE NUMBER:		TELEPHONE NUMBER:	
E-MAIL ADDRESS:		E-MAIL ADDRESS:	
REQUIREMENTS FOR DEMOLITION PERMIT			
_____	For occupancy other than one and two family, submit copies of written notice to adjoining property (lot) owners of intent to demolish building. To be delivered one week prior to commencement of work per IBC, Section 3307.1		
[Inspectors Initials]			
_____	Utilities disconnect certificate for gas per IBC, Section 3303.6		
[Inspectors Initials]	Contact Ameron UE Phone 573-876-3048		
_____	Utilities disconnect certificate for water per IBC, Section 3303.6		
[Inspectors Initials]	Visit Utility Accounts Department, 701 E. Broadway, Consolidated Water District, 1500 N. 7 th St.		
_____	Utilities disconnect certificate for electric per IBC, Section 3303.6		
[Inspectors Initials]	Visit Utility Accounts Department, 701 E. Broadway, Boone Electric Cooperative 1413 Rangeline St.		
_____	Results of sewer tap inspection by City Sewer Maintenance Division		
[Inspectors Initials]	Contact the Sewer Maintenance Superintendent, phone # 874-6287.		
_____	Refundable cash bond of \$2000.00.		
[Inspectors Initials]			
_____	Submitted Historic Preservation Commission Intent to Demolish Structure.		
[Inspectors Initials]	Date Submitted _____ Ten (10) working day delay required.		
I hereby acknowledge that I have read this application and state that the above is correct and I agree to comply with the city ordinances and state laws, regulating building demolition.			
GENERAL CONTRACTOR SIGNATURE		DATE	APPROVED BY

Last amendment December 20, 2008

Appendix D: Demolition Application Notice & Notice Receipt

NOTICE TO CITY OF COLUMBIA HISTORIC PRESERVATION

COMMISSION OF THE INTENT TO DEMOLISH A STRUCTURE

City of Columbia Public Works Department / Protective Inspection Division
 701 E. Broadway, Columbia, Missouri 65201
 Phone: (573) 874-7474 Fax: (573) 874-7283 TTY: (573) 874-7251

BUILDING ADDRESS:	
CONTRACTOR:	BUILDING OWNER:
ADDRESS:	ADDRESS:
CITY, STATE, ZIP	CITY, STATE, ZIP
TELEPHONE NUMBER:	TELEPHONE NUMBER:
FAX NUMBER:	FAX NUMBER:
E-MAIL ADDRESS: (Required)	E-MAIL ADDRESS: (Required)

Check which applies:

Demolition permit applied for on _____.

I intend to apply for a demolition permit for a building at the above address

To the best of your knowledge:

Is the building or structure to be demolished more than fifty (50) years old?
 Yes No

Is the building or structure in a historic district, is it a landmark, or has it otherwise been recognized as historically significant? Yes No

Name Printed _____

Signed _____

Date _____

Received by Planning and Development Department for the Historic Preservation

Commission: _____.

Amended December 20, 2008

NOTIFICATION RECEIPT

City of Columbia Public Works Department / Protective Inspection Division
701 E. Broadway, Columbia, Missouri 65201
Phone: (573) 874-7474 Fax: (573) 874-7283 TTY: (573) 874-7251

A NOTICE TO CITY OF COLUMBIA HISTORIC PRESERVATION COMMISSION OF THE INTENT TO DEMOLISH A STRUCTURE WAS SUBMITTED TO THE DEPARTMENT OF PLANNING AND DEVELOPMENT:

BUILDING ADDRESS: _____

SUBMITTED BY: _____

NOTICE RECEIVED BY: _____

DATE RECEIVED: _____

DATE PROPERTY POSTED WITH SIGN _____

DATE SIGN WAS REMOVED _____