

Historic Preservation Commission Manual

Second Edition
April 2016

April, 2016

Dear Reader:

This is the first revision and Second Edition of City of Columbia's, The Historic Preservation Commission's Manual. The first edition, 2004 is available in the City of Columbia's Planning Department Office.

During the intervening years from 2004 many changes have taken place in the city and in the Commission's responsibilities. The Historic Preservation Commission was staffed by Rachel Bacon, Planner at the beginning of this project. Most recently, Russell Palmer, Planner Community Development is the very patient liaison for the project. We had help from his colleague Mitch Skov and Penny Reniker of the Law Department. Tim Teddy serves as the Department Director for Community Development and provided support for the project. In addition, my son Ted Doyle and Sheela Amin, City Clerk gave great assistance

The Historic Preservation Commission has a web page on the city of Columbia's Web site. The address is <http://www.gocolumbiamo.com/community-development/planning/historic-preservation/> It has many materials available to the public. The Second Edition of the Manual is available as a paper copy in Russell Palmer's office and an electronic copy is available on the Commission's web pages.

Current members of the Historic Preservation Commission are: Robert Tucker, Patrick Earney, Douglas Jones, Paul Prevo, Brian Treece, Pat Fowler and Mark Wahrenbrock. Mary Kaye Doyle, Commissioner Emeritus participated in the revisions. In addition, the Commission had the able assistance of Maria Davison, an intern from the University of Missouri, Columbia.

On behalf of the City of Columbia's Historic Preservation Commission,

Robert Tucker, Chair

Mary Kaye Doyle, Commissioner Emeritus, Editor

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Chapter 2 Membership of the Historic Preservation Commission

HISTORIC PRESERVATION MEMBERS 09/02/2005 TO NOW

Name	Term Start Date	Term End Date
Patrick Earney	9/2/13	9/1/16
Engineer	9/2/10	9/1/13
	5/7/10	9/1/10
Patricia Fowler	9/2/14	9/1/17
Attorney/interested Historic Preservation	6/16/14	9/1/14
Douglas Jones	9/2/14	9/1/17
computer scientist	5/20/13	9/1/14
Paul Prevo	9/2/13	9/1/16
Realtor	10/17/11	9/1/13
Brian Treece	9/2/13	9/1/16
Communications	9/2/10	9/1/13
	9/2/07	9/1/10
	7/17/06	9/1/07
Robert Tucker	9/2/15	9/1/18
Goldsmith/Rehabs Properties	9/2/12	9/1/15
	7/19/11	9/1/12
Debby Cook	9/2/12	9/1/15
Designer	2/15/10	9/1/12
Mark Wahrenbrock	9/2/15	9/1/18
Computer Scientist		
Brent Gardner	9/2/11	5/7/14
Realtor	9/2/08	9/1/11
	9/2/05	9/1/08
Crystal Lovett	9/2/11	5/7/13
Attorney		
Kristin Bourgeois	9/2/09	5/25/11
Real Estate Investor		
Douglas Sebastian	9/2/08	9/1/11
Architect	9/2/05	9/1/08
	11/15/04	9/1/05

William Stolz Historian	9/2/09 6/15/09	9/14/11 9/1/09
Stephen Bourgeois Architect	9/2/07	4/15/10
Ray Speckman Attorney	9/2/09	1/6/10
Michael Clark Painter Historic Bldgs	9/2/06	9/1/09
Kathy Miller Interior Designer	6/1/08	9/1/09
Joy Piazza Interested in Historic Preservation	9/2/07	5/19/09
Jonathan Galloway Interested in Historic Preservation	9/2/06	5/30/08
Brian Pape Architect	9/2/04 9/2/01 9/2/88	9/1/07 9/1/04 9/1/01
Michael Martin Rehabs Properties Writer	9/2/04	9/1/07
Mary Kaye Doyle Interested Historic Preservation	9/2/03 4/21/03	9/1/06 9/1/03
Trevor Harris Grant Writer	12/19/05	9/1/06
Andrew McRoberts Realtor	9/2/04 9/2/01	5/4/06 9/1/04
Rachel McCoy Historic Properties Specialist	6/21/04	10/5/05

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Chapter 3 Activities of the Historic Preservation Commission

Historic Preservation Commission Establishment

(Ord. 20124, Amended, 12/01/2008, [Prior Text](#); Ord. 19763, Amended, 12/17/2007, [Prior Text](#); Ord. 17658, Amended, 04/21/2003, [Prior Text](#); 15651, Added, 07/06/1998), Resolution to explore establishment adopted March 4, 1996

1) The historic preservation commission is hereby established. The historic preservation commission shall consist of seven members appointed by the city council. Members shall serve without compensation. Every attempt should be made to establish a balance of representation among members, and all commissioners should have a demonstrated interest in historic preservation. Of the seven members, there should be one with background and expertise in historic preservation and one with background and expertise as a real estate investor. The other five members should include representatives from such disciplines as: architecture, design, law, real estate appraisal, and construction/general contracting, as well as a layperson active in historic preservation.

(2) Two of the initial members shall serve terms of one year, two shall serve terms of two years and three shall serve terms of three years. Thereafter, the terms of office for members of the historic preservation commission shall be three years. Vacancies shall be filled for the unexpired terms only.

(3) The historic preservation commission shall elect from its members a chair, a vice-chair and a secretary. Officers shall serve for one year and shall be eligible for reelection. The chair shall preside over all meetings. In the absence of the chair, the vice-chair shall preside. The secretary shall prepare minutes and other necessary records of historic preservation commission meetings.

(4) The historic preservation commission shall meet regularly and at the call of the chair. A quorum shall consist of four (4) members. The chair of the commission is authorized to excuse any member from attendance at a commission meeting; provided, that the member requested to be excused before the meeting. Any member who is absent, without being excused, from twenty-five percent of the regular commission meetings held in a calendar year shall automatically forfeit the office. Any member who is absent, without being excused, from three consecutive regular meetings shall automatically forfeit the office. It shall be the duty of the chair to promptly notify the city council of the vacancy. The commission shall act upon all completed applications for certificates of appropriateness and economic hardship at the meeting.

(d) Powers and duties. The historic preservation commission shall have the following powers and duties:

(1) To adopt its own by-laws and procedural regulations, provided that such regulations are consistent with this chapter, other ordinances of the city, and the Revised Statutes of the State of Missouri.

(2) To conduct an ongoing survey for the identification of historically, archaeologically and architecturally significant properties, structures, sites and areas that exemplify the cultural, social, economic, political or architectural history of the nation, state or city; and to maintain the research information in an inventory accessible to the public (except for archaeological site locations, which shall be restricted).

(3) To investigate and recommend to the planning and zoning commission and city council the adoption of ordinances designating for protection areas as having special cultural, historic, archaeological, community or architectural value as “notable property.”

(4) To investigate and recommend to the planning and zoning commission and the city council the adoption of ordinances designating for protection properties or structures having special cultural, historic, archaeological, community or architectural value as “landmarks.”

(5) To investigate and recommend to the planning and zoning commission and the city council the adoption of ordinances designating for protection areas as having special cultural, historic, archaeological, community or architectural value as “historic districts.”

(6) To keep a register of all properties and structures which have been designated as “notable properties,” “landmarks” or “historic districts,” including all information required for each designation.

(7) To confer recognition upon the owners of “notable properties,” “landmarks” and property or structures within “historic districts” by means of certificates, plaques or markers; and to make recommendations for the design and implementation of specific markings of the streets and routes leading from one “notable property,” “landmark” or “historic district” to another.

(8) To advise and assist owners of historically significant property or structures on physical and financial aspects of preservation, renovation, rehabilitation and reuse.

(9) To nominate “notable properties,” “landmarks” and “historic districts” to the National Register of Historic Places, and to review and comment on any nominations to the National Register of Historic Places.

(10) To inform and educate the citizens of the city of Columbia concerning the historic, archaeological and architectural heritage of the city through publication or sponsorship of maps, newsletters, brochures, pamphlets, programs and seminars by the city, the historic preservation commission or other appropriate parties.

(11) To review applications for construction, alteration, removal or demolition affecting historically significant property. To hold public hearings on proposed or designated “landmarks” or structures within “historic districts” and issue or deny certificates of appropriateness for such actions. Applicants may be required to submit plans, drawings, elevations, specifications and other information as may be necessary to make decisions.

(12) To hold public hearings on each proposed nomination of a National Register Landmark and of a “historic district” and on the guidelines developed for each nomination.

(13) To recommend that the director of public works issue a stop work order for any construction, alteration, removal or 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.

(14) To consider applications for certificates of economic hardship that would allow the performance of work for which a certificate of appropriateness has been denied.

(15) To develop specific design guidelines based on the Secretary of the Interior’s Standards for Rehabilitation for the alteration, construction or removal of designated “landmarks” or property and structures within historic preservation overlay districts.

(16) To review and comment on proposed zoning amendments, applications for special use permits or applications for zoning variances that affect historically significant property, including but not limited to proposed or designated “notable properties,” proposed or designated “landmarks” or “historic districts.”

(17) To call upon available city staff members as well as other experts for technical advice.

(18) To advise the city council on the need to retain such specialists or consultants or to appoint such citizen advisory committees as may be required from time to time.

(19) To testify before all boards and commissions, including the planning and zoning commission and the board of adjustment, on any matter affecting historically, archaeologically, culturally and architecturally significant property, structures, sites and areas.

(20) To review any proposed change of zoning, zoning variance or any matter affecting historically, archaeologically, culturally and architecturally significant property, structures, sites and areas, upon referral from the planning and zoning commission or city council.

(21) To make recommendations to the city council concerning budgetary appropriations to further the general purposes of this ordinance.

(22) To develop a preservation component in the Comprehensive Plan of the city of Columbia and to recommend it to the planning and zoning commission and to the city council.

(23) To periodically review the city of Columbia zoning ordinances and to recommend to the planning and zoning commission and the city council any amendments appropriate for the protection and continued use of historically significant property, “notable property,” “landmarks” or property, sites and structures within “historic districts.”

(24) To review and comment on applications for demolition permits referred to the commission by the building official pursuant to the Building Code of Columbia, Missouri. The commission may advise the property owner of any historical significance of the building to be demolished and recommend alternatives. The commission may document historic resources to be demolished. The commission shall have no authority to deny an application for a demolition permit.

(Ord. 20124, Amended, 12/01/2008, [Prior Text](#); Ord. 19763, Amended, 12/17/2007, [Prior Text](#); Ord. 17658, Amended, 04/21/2003, [Prior Text](#); 15651, Added, 07/06/1998)

Powers and Duties. The HPC shall have the following powers and duties:

1. To adopt its own by-laws and procedural regulations, provided that such regulations are consistent with this chapter and the Revised Statutes of the State of Missouri;
2. To conduct an ongoing survey for the identification of historically, archaeologically and architecturally significant properties, structures, sites and areas that exemplify the cultural, social, economic, political, or architectural history of the nation, state or city; and to maintain the research information in an inventory accessible to the public (except for archaeological site locations, which shall be restricted);
3. To investigate and recommend to the Planning and Zoning Commission and the City Council the adoption of ordinances designating for protection areas as having special cultural, historic, archaeological, community or architectural value as "Notable Property";
4. To investigate, and recommend to the Planning and Zoning Commission and to the City Council the adoption of ordinances designating for protection properties or structures having special cultural, historic, archaeological, community or architectural value as "Landmarks";
5. To investigate and recommend to the Planning and Zoning Commission and the City Council the adoption of ordinances designating for protection areas as having special cultural, historic, archaeological, community or architectural value as "Historic Districts";
6. To keep a register of all properties and structures which have been designated as Notable Properties, Landmarks, or Historic Districts, including all information required for each designation;
7. To confer recognition upon the owners of Notable Properties, Landmarks and property or structures within Historic Districts by means of certificates, plaques, or markers; and to make recommendations for the design and implementation of specific markings of the streets and routes leading from one Notable Property, Landmark, or Historic District to another;
8. To advise and assist owners of historically significant property or structures on physical and financial aspects of preservation, renovation, rehabilitation, and reuse;
9. To nominate Notable Properties, Landmarks, and Historic Districts to the National Register of Historic Places, and to review and comment on any nominations to the National Register of Historic Places;
10. To inform and educate the citizens of the City of Columbia concerning the historic, archaeological and architectural heritage of the City through publication or sponsorship of maps, newsletters, brochures, pamphlets, programs and seminars by the City, the HPC, or other appropriate parties.
11. To hold public hearings and to review applications for construction, alteration, removal or demolition affecting historically significant property, proposed or designated Notable Properties, Landmarks, or structures within Historic Districts and issue or deny Certificates of Appropriateness for such actions. Applicants may be required to submit plans, drawings, elevations, specifications, and other information as may be necessary to make decisions;
12. To hold public hearings on each proposed nomination of a Landmark and of a Historic District and on the guidelines developed for each nomination;
13. To request the Building Inspector to issue stop work orders for any construction, alteration, removal or demolition undertaken without a Certificate of Appropriateness or to stop work that violates the conditions of a certificate;
14. To review all applications for demolition permits within the corporate limits of the City to

determine impact to significant cultural resources, including those not yet nominated as Landmarks or as contributing properties within an Historic District;

15. To consider applications for Certificates of Economic Hardship that would allow the performance of work for which a Certificate of Appropriateness has been denied;
16. To develop specific design guidelines based on the Secretary of the Interior's Standards for Rehabilitation for the alteration, construction, or removal historically significant property, Landmarks, or property and structures within Historic Districts;
17. To review proposed zoning amendments, applications for special use permits, or applications for zoning variances that affect historically significant property, proposed or designated Notable Properties, proposed or designated Landmarks, or Historic Districts;
18. To administer on behalf of the City of Columbia any property of historical significance or full or partial interest in real property, including easements, that the City of Columbia may have or accept as a gift or otherwise, upon approval by the City Council;
19. To accept and administer on behalf of the City of Columbia, upon approval of the Council, such gifts, grants, and money as may be appropriate for the purposes of this ordinance. Such money may be expended for publishing maps and brochures or for hiring staff persons or consultants or performing other functions for the purpose of carrying out the duties and powers of the HPC and the purposes of this ordinance;
20. To establish a Historic Preservation Revolving Fund consistent with this chapter and Chapter 253.395 of the Revised Statutes of the State of Missouri to receive gifts, grants, property, and money necessary for the purpose of carrying out the duties and powers of the HPC and the purposes of this ordinance;
21. To call upon available city staff members as well as other experts for technical advice;
22. To retain such specialists or consultants or to appoint such citizen advisory committees as may be required from time to time;
23. To testify before all boards and commissions, including the Planning and Zoning Commission and the Board of Adjustment, on any matter affecting historically, archaeologically, culturally and architecturally significant property, structures, sites and areas;
24. To review any proposed change of zoning, zoning variance, or any matter affecting historically, archaeologically, culturally and architecturally significant property, structures, sites and areas, upon referral from the Planning and Zoning Commission;
25. To make recommendations to the City Council concerning budgetary appropriations to further the general purposes of this ordinance;
26. To develop a preservation component in the Master Plan of the City of Columbia and to recommend it to the Planning and Zoning Commission and to the City Council;
27. To periodically review the Columbia Zoning Ordinance and to recommend to the Planning and Zoning Commission and the City Council any amendments appropriate for the protection and continued use of historically significant property, Notable Property, Landmarks, or property, sites and structures within Historic Districts; and
28. To undertake any other action or activity necessary or appropriate to the implementation of its powers and duties or to implementation of the purpose of this ordinance.

**RULES OF PROCEDURE
HISTORIC PRESERVATION COMMISSION
COLUMBIA, MISSOURI
(ADOPTED BY THE HISTORIC PRESERVATION COMMISSION 10/28/98)**

SECTION 1. MEETING TIME AND PLACE

The Historic Preservation Commission shall hold regular meetings.

SECTION 2. QUORUM

A quorum of four Commissioners shall be necessary to conduct business at any regular or special meeting.

SECTION 3. RESPONSIBILITIES OF COMMISSIONERS

All Commissioners are subject to rules adopted by the Commission. The vote of all Commissioners shall be equal. The Commissioners should carry out their duties in a serious and considerate manner. It will be the responsibility of each Commissioner to research all available background information related to past actions of the Commission and the City Council, as well as pertinent documents. Commissioners should make every effort to attend all meetings of the Commission; any extenuation circumstances which would cause repeated absence from meetings would be a cause for a Commissioner's resignation to the appointing authority.

SECTION 4. SPECIAL MEETINGS

Special meetings of the Commission may be called by the Chairman or by a majority of its Commissioners. At least 48 hours notice shall be given before any special meeting is held unless said time for notice of special meeting is waived by unanimous consent of the Commissioners.

SECTION 5. OFFICERS

At the first meeting in September of each calendar year, the Commission shall elect the following officers: Chairman, Vice-Chairman and Secretary. Election shall be by voice vote.

SECTION 6. DUTIES OF THE CHAIRMAN

The Chairman shall preside at all meetings in which he or she is in attendance, shall preserve order and decorum and decide all questions of order subject to an appeal to the Chairman. At the hour designated for Commission meetings, the Chairman shall call the Commission to order, and after roll call, if a quorum be present, he or she shall present the minutes of the last meeting for correction and approval. The agenda, which has been prepared by the Chairman, or caused to have been prepared by him, shall then be followed as to the order of business unless changes in the order of business are made by a majority of the Commissioners present. The Chairman shall conduct all meetings expeditiously and may, if the situation warrants, set reasonable time limits at public hearings. The Chairman may introduce motion on his or her own.

SECTION 7. DUTIES OF THE VICE-CHAIRMAN

The Vice-Chairman shall assume the duties of the Chairman during the Chairman's absence or disability. If a vacancy in the Office of the Chairman should occur, the Vice-Chairman shall become Chairman for the completion of the unexpired term of the Chairman.

SECTION 8. DUTIES OF THE SECRETARY

The Secretary shall be responsible for the maintenance of a record of the proceeding of all work meetings of the Commission and shall arrange for formal minutes to be taken at all public hearings, said record to be known as the minutes of the Commission meetings. In the absence or disability of the Chairman and the Vice-Chairman, the Secretary shall assume their duties and responsibilities. If a vacancy in the office of Vice-Chairman occurs, the Secretary shall become Vice-Chairman for the completion of the unexpired term of Vice-Chairman. If a vacancy in the office of Secretary occurs, the Chairman shall appoint a successor to fill the unexpired term.

SECTION 9. ORIENTATION OF INCOMING COMMISSIONERS

It shall be the duty of the Chairman to see that all incoming Commissioners are:

- 1) Introduced to members of the Planning and Development staff;
- 2) Introduced to other Commissioners;
- 3) Provided with all necessary reports, ordinances and material;
- 4) Given a brief meeting on the mechanics of the Commission.

The above orientation shall be accomplished prior to the incoming Commissioner's first regular meeting.

SECTION 10. AGENDA

An agenda stating the items to be discussed at each meeting, accompanied by a copy of the minutes of the preceding meeting, shall be mailed or otherwise delivered to each member of the Commission at least 48 hours before the meeting at which the agenda is to be considered. Emergency business not on the agenda may be included in the discussion by the consent of at least four Commissioners present at the meeting.

SECTION 11. ADDRESSING THE CHAIR

When a Commissioner is about to speak, he or she shall respectfully address himself or herself to the presiding officer, but shall not proceed with his or her remarks until recognized and named by the Chair. Commissioners shall address visitors and each other as Commissioner, Mr., Mrs., or Ms., etc.

SECTION 12. NAMING SPEAKER

When two or more Commissioners address themselves to the presiding officer at once, the presiding officer shall name the person who is to speak first, the other having preference to speak next.

SECTION 13. NUMBER OF SPEECHES- DISRESPECT

The Chairman may rule that no Commissioner shall speak more than twice on the same question, nor more than once until every Commissioner choosing to speak shall have spoken; and in all discussions, disrespectful language or personalities shall be avoided.

SECTION 14. INTERRUPTING SPEAKER

While a Commissioner is speaking, other Commissioners shall not hold private discourses or in any other manner interrupt the speaker.

SECTION 15. CALLING COMMISSIONERS TO ORDER

A Commissioner called to order shall immediately desist from speaking unless permitted to explain. If there is no appeal, the decision of the Chair shall be conclusive, but if the Commissioner appeals to the Commission from the decision of the Chair, those Commissioners present shall decide the question without debate.

SECTION 16. COMMISSIONERS WHO SHALL VOTE

Every Commissioner who shall be present when a question is stated by the Chair will vote thereon, unless excused by the Chairman, unless he or she has a direct pecuniary interest in the question, or unless he or she feels that voting on the question would be improper for any reason.

SECTION 17. REDUCING MOTIONS TO WRITING

Every motion shall be reduced to writing if the Chairman so desires.

SECTION 18. SECRETARY TO READ MOTIONS; SECOND REQUIRED

When a motion is made and seconded, it may be read aloud before it is debated. No motion shall be debated until seconded.

SECTION 19. WITHDRAWING MOTIONS

After a motion is made and seconded it shall be deemed to be in the possession of the Commission. The motion may be withdrawn at any time before a vote or amendment by the maker without consent of the second. The question may be reconsidered after a vote during the same meeting, only if a majority of those present vote favorable to re-open the item for another vote.

SECTION 20. VOTING ORDER FOR ROLL CALL VOTES

Commissioners shall vote in alphabetical order, rotating in succeeding meetings.

SECTION 21. TIE VOTES

In the event of a tie vote on a motion, the motion shall be defeated. Motions defeated by a tie vote shall be reconsidered at the next regular meeting. In the case of recommendations to the City Council, the motion shall be sent forward to the City Council without recommendation, but with indication of the tie vote.

SECTION 22. AMENDMENT OR SUBSTITUTE MOTION OR PROPOSITION

No new motion or proposition shall be admitted as an amendment or as a substitute for any pending motion which does not relate to the subject matter of the original motion.

SECTION 23. MOTIONS WHEN QUESTION IS UNDER DEBATE

When a question is under debate, no motion shall be entertained except for: “the question”; to amend; to refer to a committee or to an office of the City or the Commission; to table; to continue; or to adjourn.

SECTION 24. WHEN MOTION TO ADJOURN IS IN ORDER

A motion to adjourn shall always be in order, except: (1) when a member is in possession of the floor; (2) while the yes and no’s are being called; (3) while the commissioners are voting; (4) when it was the last preceding motion; and (5) when it has been decided that “the question” shall be taken.

SECTION 25. “THE QUESTION”

The motion to call for “the question” shall be in this form: “Call for the Question”. When recognized by the Chairman, the motion shall preclude all debate and amendments and the Chairman will immediately call for a vote on the main question, motion or amendment.

SECTION 26. WHEN INDIVIDUAL YES OR NO’S ARE RECORDED

If any Commission so requests, the individual yes and no votes upon any question shall be taken and entered upon the minutes.

SECTION 27. SITUATIONS NOT COVERED UNDER THE ABOVE RULES

The Chairman shall rule on all questions that arise which are not otherwise covered by the above. The ruling of the Chairman under these circumstances may be overturned by a 2/3 majority vote of the Commissioners present.

SECTION 28. HOW RULES ARE REPEALED, ALTERED OR AMENDED

These rules shall not be repealed, altered or amended except by receiving the affirmative vote of Four Commissioners.

SECTION 29. PREVIOUS RULES

All previous rules and regulations of the Commission are hereby repealed and become null and void.

List of Activities of Historic Preservation Commission
As Identified by Commission Members

Identify and send postcards to individuals who have renovated, rehabilitated, or preserved historically significant properties.

Develop, market, conduct and evaluate tours of historically important architecture and individuals in community-

Conduct, and procure professional historical neighborhood surveys of early parts of the city

Participate in neighborhood activities to market historical activities

Secure, hold & disposing of salvage of historical building parts donated to HPC

Report to City Council, as requested/needed, regarding historically important buildings and their impending changes

Respond to city council's request for information regarding historic preservation

Calendar of Activities

Date Due	Activities	Person Responsible
One Week before Each Mtg	Assist staff to develop/distribute Agenda & Minutes Property(ies) Demolition Information	Chair/Staff
Each Mtg	Notify Chair & Staff three days before mtg if unable to attend mtg	All Members
Each Mtg	Take roll of attendance, determine quorum & report to City Council if members do not adhere	Chair
Each Mtg	Assume the duties of the Chair if Chair not able or if conflict precludes Chair acting	Vice Chair
Each Mtg	Record Minutes, forward to Staff for distribution at least 3 days before Staff distributes	Secretary
Each Mtg	Review property(ies) for demolition for mtg	All Members
Each Mtg	Review other issues identified by HPC, City Council & or staff identify	All Members
Each Mtg	Follow HPC's Rules of Procedure	All Members
January	Approve/present Report to City Council of Properties Demolished	All Members
March/April	Determine attendance/notify reservation at CAL Mtg	All Members
	Identify/setup tours/identify subjects & speakers	All Members
June	Determine budget and if going to request grant funds for assessment of properties	All Members
September	Elect Officers	All Members
Determine Annually	Noteable Properties Process	All Members

Columbia Historic Preservation Commission

C/O Department of Community Development
City of Columbia, Missouri

Purpose of the Postcard

- To offer congratulations and encouragement to property owners that have renovated, rehabilitated and or developed a reuse for historically significant properties within the City of Columbia.

Procedure for Distribution of Postcards

- Commissioners may suggest and write a postcard at a regular HPC meeting upon agreement of those present.
- Liaison Staff from Department of community Development will mail the card(s) in a timely manner.
- Name(s) and address(se) of those sent a card will be recorded in the appropriate month's minutes.
- A list of those sent cards can be produced when needed.

9/2004, 2/2016

Internship Agreement between City of Columbia Historic Preservation
Commission and Maria Davison, MU student
February 2, 2016

This agreement is intended to provide a professional portfolio experience for Maria Davison and leave behind, re-useable, work-product to enhance the outreach efforts of the Historic Preservation Commission going forward. Maria is enrolled in a three credit internship under the supervision of Dr. Marcus Rautman, Professor and Director of Undergraduate Studies in MU's Art History Department.

Accordingly we offer the following projects in order of priority:

1) To meet our needs, we ask Maria to help complete the content, organization and presentation (hard copy and web based) of our Historic Preservation Commission Manual and assist us in promoting its existence, content and use among interested citizens via social media.

2) To meet Maria's talents and interests, we offer the following project:

Research, organize and curate a photo exhibit of Grand Spaces that are both in use, vacant or demolished, perhaps including one or more of the following, the Haden Opera House (destroyed in a fire in 1920's), Stephens Assembly Hall (demolished in 2013), Hall Theater, Stephens' Lela Raney Hall, the Missouri Theater, and the former configuration inside Historic Jesse Hall.

As part of the preparation for the photo exhibit, share knowledge of how to use the archives of local news and library/research organizations.

As part of the preparation for the photo exhibit, demonstrate best practices for our use of social media to promote our work and the extension of a culture of preservation in Columbia's Downtown and its neighborhoods.

Maria will be supervised by Rusty Palmer, City staff planner and liaison to the Historic Preservation Commission. She will work on projects with Mary Kaye Doyle (on the Commission Manual) and with Pat Fowler on the photo exhibit. Rusty will provide feedback and evaluations to Dr. Rautman as requested (with input from commission members).

Deliverables will be completed by May 1, 2016 in anticipation of Maria's graduation from MU on May 15, 2016.

n't.)

Local designation does not override all personal property rights; great care was taken in the creation of preservation ordinance to ensure balanced representation and a fair decision-making process. The Columbia Historic Preservation ordinance is based upon long-standing national models which have a proven record of reasonable, legal, protection of historic resources.

Local designation ensures that the historic buildings and our community maintain their integrity and continue to contribute to the local economy well into the future. Designation protects investments made in historic properties and makes new investment more attractive.

How Do I Get More Information?

Interested parties may contact the City of Columbia Department of Planning and Development at 701 East Broadway

Columbia, MO 65203

Telephone: (573) 874-7239

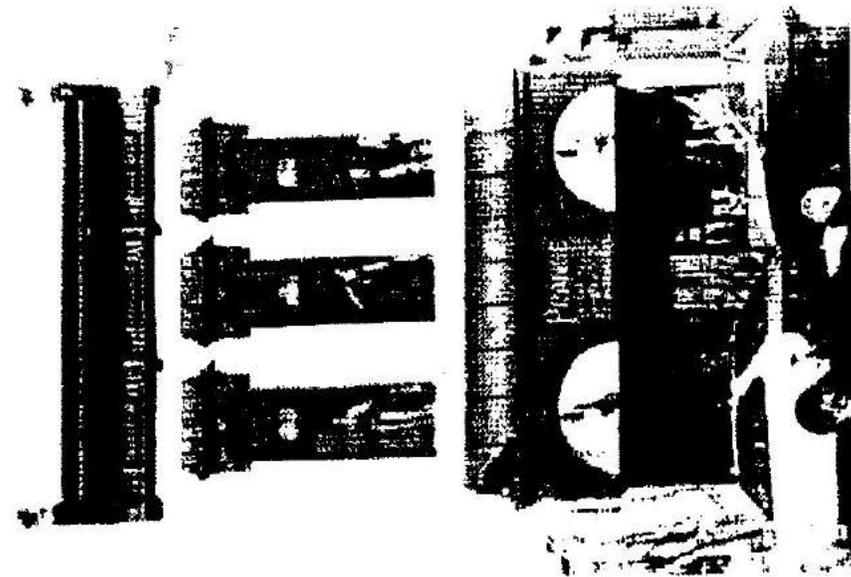
TTY: (573) 874-6364

Visit www.ci.columbia.mo.us/dept/plan

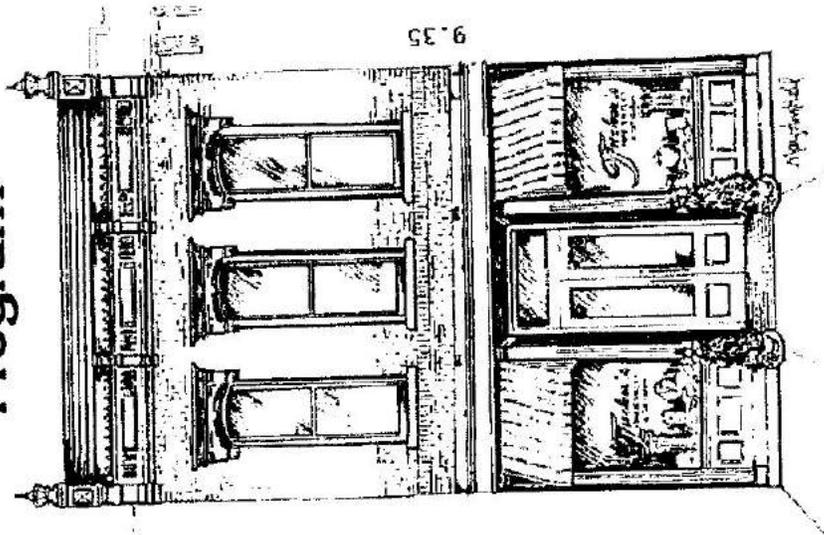
The National Register program is administered by the National Park Service through the Missouri State Historic Preservation Office.

Visit links at www.mostatoparks.com

Columbia's Historic Preservation Program



The Miller Shoe Store as it appeared during the mid-1980's.



The ca. 1888 Miller Shoe Store at 823-825 East Broadway was the first building in Columbia to be designated as a local landmark.

Drawing courtesy of Robert and Deborah Tucker

In 1998, the City Council passed an amendment to the zoning ordinance that made historic preservation an official part of Columbia's public policy. That amendment created the Historic Preservation Commission, and set up the framework for local designation of historic resources in our community.

What is the Columbia Historic Preservation Commission?

The Commission is an advisory body established by City ordinance, composed of seven residents of Columbia, each of which has an interest in historic preservation. The Historic Preservation Commission (HPC) includes at least one preservation professional and one real estate investor. Other members represent vocations of law, construction, architecture, engineering, and individuals who have demonstrated interest in and knowledge of local history.

Commission duties include:

- Assisting and advising property owners of proper preservation, rehabilitation and renovation practices.
- Overseeing the survey and documentation of archaeological, historical and architectural resources.
- Recommending individual and historical properties for local and/or national designation.
- Monitoring and reviewing proposed changes to ally designated properties.
- Advising the City Council on matters related to preservation.

The Commission is also available to assist property owners in planning rehabilitation and restoration projects for non-designated historic properties. Interested property owners can request non-binding sign review by the HPC by contacting the Department of Planning and Development.

What is a Local Historic District?

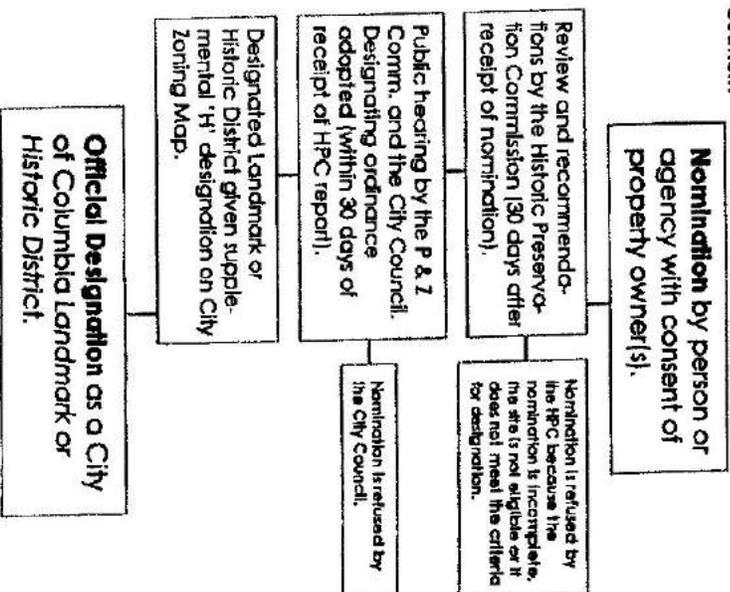
A local historic district is an area with special zoning established by city ordinance. A district may have a cohesive grouping of historically and architecturally significant buildings, and have clearly defined boundaries. The principal purpose of a district is to protect significant buildings and streetscapes from unnecessary or insensitive destruction, alteration or removal. Districts are voluntarily listed at the request of the owners of at least 60% of the Boone County tax map parcels within the area proposed for designation.

What is a Local Historic Landmark?

A historic landmark is an individual historic building or structure, protected in the same manner as are the buildings within a historic district. Landmarks are listed voluntarily at the request of the property owner, using the same process followed for district designation.

How is a Landmark or Historic District Created?

The creation of a landmark or historic district generally follows the same procedure used for a petition for rezoning, in that the proposed designation will be subject to a public hearing before the Planning and Zoning Commission and the City Council. Prior to that action, the request for landmark or district designation is reviewed by the Historic Preservation Commission. The Preservation Commission then forwards a report on the matter to both the Council and the Planning and Zoning Commission. Final designation is contingent upon the approval of the City Council.



What is the Difference between Local Designation and the National Register of Historic Places?

Local Designation and the National Register of Historic Places?

The National Register of Historic Places is a list of places of local, state or national importance. The National Register has no connection to the Columbia Historic Preservation Program, although it is possible to have properties that are both locally designated and listed on the National Register.

National Register designation is an honorary listing only. There is no design review or other restrictions associated with being on the Register, unless the owner wants to take advantage of special tax credits available for work on National Register properties. Inappropriate changes to the property can, however, result in removal from the National Register.

Local designation, by contrast, is designed to offer long term protection of historic resources, and puts responsibility for that protection in the hands of the Historic Preservation Commission. Work proposed for locally designated properties must be reviewed by the Columbia Historic Preservation Commission before a building permit can be issued. The Commission regulates only that work which affects character-defining features, which in most cases are only exterior components.

Why Do We Need Local Designation in Columbia?

Historic buildings, sites and other resources make our town unique. Only through local designation can we offer long term protection for these irreplaceable historic resources. Local designation works much like other zoning, in that the greater good of the community becomes part of the decision-making process.

(cont.)

Historic Preservation Commission Manual

Second Edition
April 2016

Chapter 4
Original City Ordinances

Sec. 29-21.4. - District HP, historic preservation overlay.

(a) *Purpose.* The purpose of this section is to promote the economic, cultural, educational and general welfare of the city by:

- (1) Conserving and improving the value of property within district HP;
- (2) Protecting and enhancing the attractiveness of the city to home buyers, home owners, residents, tourists, visitors, and shoppers, thereby supporting and promoting business, commerce, industry, and providing economic benefit to the city;
- (3) Providing a mechanism to identify and preserve the distinctive historic and architectural characteristics of the city;
- (4) Fostering civic pride in the aesthetics and cultural accomplishments of the past as represented in the city's landmarks and historic areas;
- (5) Fostering and encouraging preservation, restoration, and rehabilitation of structures, areas and neighborhoods;
- (6) Promoting the use of landmarks and historic areas for the education, pleasure, and welfare of the people of the city;

(b) *Definitions.* The following definitions apply to this section:

Alteration. Any act that changes one or more of the historic or architectural features identified in an ordinance placing property in district HP.

Certificate of appropriateness. A certificate issued by the historic preservation commission indicating its approval of the architectural appropriateness of plans for construction, alteration, removal or demolition of a landmark or of a structure within an historic district.

Construction. The act of adding an addition to an existing structure or the erection of a new principal or accessory structure.

Demolition. Any act which destroys in part or in whole a landmark or a structure within an historic district.

Historic district. An area placed in district HP and designated as an historic district by ordinance and which may contain one or more landmarks and which may have within its boundaries other properties or structures which, while not of such historic or architectural significance to be designated as landmarks, nevertheless contribute to the overall visual characteristics and historical significance of the historic district.

Landmark. A property or structure placed in district HP and designated as a landmark by ordinance, which is worthy of rehabilitation, restoration, and preservation because of its historic or architectural significance.

Removal. Any relocation of a structure on its site or to another site.

Repair. Any change that is not construction, removal or alteration.

(c) *Historic preservation commission.*

- (1) The historic preservation commission is hereby established. The historic preservation commission shall consist of seven (7) members appointed by the City Council. Members shall serve without compensation. Every attempt should be made to establish a balance of representation among members, and all commissioners should have a demonstrated interest in historic preservation. Of the seven (7) members, there should be one with background and expertise in historic preservation and one with background and expertise as a real estate investor. The other five (5) members should include representatives from such disciplines as: architecture, design, law, real estate appraisal, and construction/general contracting, as well as a lay person active in historic preservation.
 - (2) Two (2) of the initial members shall serve terms of one year, two (2) shall serve terms of two (2) years and three (3) shall serve terms of three (3) years. Thereafter, the terms of office for members of the historic preservation commission shall be three (3) years. Vacancies shall be filled for the unexpired terms only.
 - (3) The historic preservation commission shall elect from its members a chair, a vice-chair and a secretary. Officers shall serve for one (1) year and shall be eligible for reelection. The chair shall preside over all meetings. In the absence of the chair, the vice-chair shall preside. The secretary shall prepare minutes and other necessary records of historic preservation commission meetings.
 - (4) The historic preservation commission shall meet regularly and at the call of the chair. A quorum shall consist of four (4) members. The chair of the commission is authorized to excuse any member from attendance at a commission meeting; provided, that the member requested to be excused before the meeting. Any member who is absent, without being excused, from twenty-five (25) per cent of the regular commission meetings held in a calendar year shall automatically forfeit the office. Any member who is absent, without being excused, from three (3) consecutive regular meetings shall automatically forfeit the office. It shall be the duty of the chair to promptly notify the City Council of the vacancy. The commission shall act upon all completed applications for certificates of appropriateness and economic hardship at the meeting.
- (d) *Powers and duties.* The historic preservation commission shall have the following powers and duties:
- (1) To adopt its own by-laws and procedural regulations, provided that such regulations are consistent with this chapter, other ordinances of the city, and the Revised Statutes of the State of Missouri.
 - (2) To conduct an ongoing survey for the identification of historically, archaeologically and architecturally significant properties, structures, sites and areas that exemplify the cultural, social, economic, political or architectural history of the nation, state or city; and to maintain the research information in an inventory accessible to the public (except for archaeological site locations, which shall be restricted).
 - (3) To investigate and recommend to the Planning and Zoning Commission and City Council the adoption of ordinances designating for protection areas as having special cultural, historic, archaeological, community or architectural value as "notable property."
 - (4) To investigate and recommend to the Planning and Zoning Commission and the City Council the adoption of ordinances designating for protection properties or structures having special cultural, historic, archaeological, community or architectural value as "landmarks."
 - (5)

To investigate and recommend to the Planning and Zoning Commission and the City Council the adoption of ordinances designating for protection areas as having special cultural, historic, archaeological, community or architectural value as "historic districts."

- (6) To keep a register of all properties and structures which have been designated as "notable properties," "landmarks" or "historic districts," including all information required for each designation.
- (7) To confer recognition upon the owners of "notable properties," "landmarks" and property or structures within "historic districts" by means of certificates, plaques or markers; and to make recommendations for the design and implementation of specific markings of the streets and routes leading from one "notable property," "landmark" or "historic district" to another.
- (8) To advise and assist owners of historically significant property or structures on physical and financial aspects of preservation, renovation, rehabilitation and reuse.
- (9) To nominate "notable properties," "landmarks" and "historic districts" to the National Register of Historic Places, and to review and comment on any nominations to the National Register of Historic Places.
- (10) To inform and educate the citizens of the City of Columbia concerning the historic, archaeological and architectural heritage of the city through publication or sponsorship of maps, newsletters, brochures, pamphlets, programs and seminars by the city, the historic preservation commission or other appropriate parties.
- (11) To review applications for construction, alteration, removal or demolition affecting historically significant property. To hold public hearings on proposed or designated "landmarks" or structures within "historic districts" and issue or deny certificates of appropriateness for such actions. Applicants may be required to submit plans, drawings, elevations, specifications and other information as may be necessary to make decisions.
- (12) To hold public hearings on each proposed nomination of a National Register Landmark and of a "historic district" and on the guidelines developed for each nomination.
- (13) To recommend that the director of community development issue a stop work order for any construction, alteration, removal or 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.
- (14) To consider applications for certificates of economic hardship that would allow the performance of work for which a certificate of appropriateness has been denied.
- (15) To develop specific design guidelines based on the Secretary of the Interior's Standards for Rehabilitation for the alteration, construction or removal of designated "landmarks" or property and structures within historic preservation overlay districts.
- (16) To review and comment on proposed zoning amendments, applications for special use permits or applications for zoning variances that affect historically significant property, including but not limited to proposed or designated "notable properties," proposed or designated "landmarks" or "historic districts."
- (17) To call upon available city staff members as well as other experts for technical advice.
- (18) To advise the City Council on the need to retain such specialists or consultants or to appoint such citizen advisory committees as may be required from time to time.
- (19)

To testify before all boards and commissions, including the Planning and Zoning Commission and the board of adjustment, on any matter affecting historically, archaeologically, culturally and architecturally significant property, structures, sites and areas.

- (20) To review any proposed change of zoning, zoning variance or any matter affecting historically, archaeologically, culturally and architecturally significant property, structures, sites and areas, upon referral from the Planning and Zoning Commission or City Council.
 - (21) To make recommendations to the City Council concerning budgetary appropriations to further the general purposes of this ordinance.
 - (22) To develop a preservation component in the Comprehensive Plan of the City of Columbia and to recommend it to the Planning and Zoning Commission and to the City Council.
 - (23) To periodically review the City of Columbia Zoning Ordinances and to recommend to the Planning and Zoning Commission and the City Council any amendments appropriate for the protection and continued use of historically significant property, "notable property," "landmarks" or property, sites and structures within "historic districts."
 - (24) To review and comment on applications for demolition permits referred to the commission by the building official pursuant to the Building Code of Columbia, Missouri. The commission may advise the property owner of any historical significance of the building to be demolished and recommend alternatives. The commission may document historic resources to be demolished. The commission shall have no authority to deny an application for a demolition permit.
- (e) *Landmark and historic district designation procedure.*
- (1) A petition to designate a landmark may be made only by the owner(s) of the proposed landmark. A petition to designate an historic district may be made only by the owners of at least 60 per cent of the Boone County tax map parcels in the proposed historic district. If a tax map parcel has more than one owner, all such owners must sign any petition mentioned in this section before the parcel shall be counted as supporting the petition and the parcel shall receive only one vote, regardless of the number of owners.
 - (2) A petition to designate a landmark or historic district shall be on a form provided by the director of community development and approved by the historic preservation commission. The petition shall clearly identify all historic and architectural features proposed for regulation. The petition shall identify the facts which support a determination that the proposed landmark or historic district meets the criteria for designation set forth in this section. The petition shall be filed with the director of community development. Except as otherwise provided in this section, the petition shall be handled in the same manner as a petition for rezoning. Prior to setting a date for a public hearing before the Planning and Zoning Commission, the director of community development shall forward a copy of the petition to the historic preservation commission for its review. The historic preservation commission shall prepare a report to the Planning and Zoning Commission and the City Council setting forth its recommendation on whether the proposed landmark or historic district meets the criteria for designation set forth in this section.
 - (3) The ordinance placing property within overlay district HP shall designate the property as a landmark or as an historic district. The ordinance may designate a structure within an historic district as a landmark. The ordinance shall identify all historical and architectural features that shall be subject to regulation. No interior features shall be identified in any structure in an historic district unless the structure is designated as a landmark.
 - (4)

Overall boundaries for local historic districts shall be determined by the same standards used by the National Register of Historic Places, as laid out in *Defining Boundaries for National Register Properties: National Register Bulletin 21* (Washington D.C.: U.S. Department of the Interior, 1995). Gerrymandering which has the apparent effect of overwhelming significant areas of opposition is prohibited.

- (f) *Criteria for designation.* In order to be designated as a landmark or historic district, a structure or district must have sufficient integrity of location, design, materials and workmanship to make it worthy of preservation or restoration and it must meet one or more of the following criteria:
- (1) It has character, interest, or value as part of the development, heritage, or cultural characteristics of Columbia, Boone County, Missouri, or the United States.
 - (2) It is the site of a significant local, county, state or national event.
 - (3) It is identified with a person or persons who significantly contributed to the development of Columbia, Boone County, Missouri, or the United States.
 - (4) It embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction or use of indigenous materials.
 - (5) It is the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of Columbia, Boone County, Missouri, or the United States.
 - (6) It contains elements of design, detailing, materials, or craftsmanship which renders it architecturally significant.
 - (7) It contains design elements that are structurally or architecturally innovative.
 - (8) Its unique location or physical characteristics make it an established or familiar visual feature of the neighborhood or city.
 - (9) It has yielded or may likely yield information important in prehistory or history.
 - (10) Its character as a particularly fine or unique example of a utilitarian structure, with a high level of integrity or architectural significance.
 - (11) Its suitability for preservation or restoration.
 - (12) It is at least fifty (50) years old or of most unusual historical significance.
- (g) *Certificate of appropriateness; when required.* A certificate of appropriateness shall not be required for interior construction or alteration of any structure in an historic district unless the structure has been designated a landmark. A certificate of appropriateness shall be required before the following actions affecting any historic or architectural feature identified in the ordinance placing the property in district HP may be undertaken:
- (1) Any construction, alteration, removal, or any demolition in whole or in part regardless of whether a permit from the city is required.
 - (2) Any construction, alteration, removal or demolition, in whole or in part, proposed by the city, for a city-owned landmark or structure within an historic district.
- (h) *Certificate of appropriateness; procedure.*
- (1) An application for a certificate of appropriateness shall be made on forms provided by the director of community development and approved by the historic preservation commission. The application shall identify the facts which support a determination that the proposed actions meet the standards for review and design guidelines set forth in this section.
 - (2)

After determining that the application for certificate of appropriateness is complete, the director of community development shall schedule the application for consideration by the historic preservation commission within a reasonable time. If a fully completed application for a certificate of appropriateness has not been acted upon within forty (40) days after the date the application was filed with the director of community development, it shall be deemed approved, unless tabled or continued with the consent of the applicant. No motion to table or continue shall be made without the consent of the applicant. The director of community development shall conspicuously place a sign on the property giving public notice of the meeting at which the application shall be considered. The sign shall be placed at least seven (7) days prior to the meeting.

- (3) Any person aggrieved by the decision of the historic preservation commission may appeal to the board of adjustment by filing a notice of appeal with the city clerk within thirty (30) days of the decision of the historic preservation commission. Notice of the historic preservation commission's decision shall be mailed to the applicant unless the applicant or the applicant's agent was present at the meeting at which the decision was made. The board of adjustment shall provide a hearing and render a decision in accordance with the provisions of RSMo chapter 536.
- (i) *Certificate of appropriateness; standards for review and design guidelines.* In considering an application for a certificate of appropriateness, the historic preservation commission shall be guided by the following standards, and design guidelines in addition to any area-specific design guidelines included in the ordinance designating the landmark or historic district.
 - (1) Reasonable efforts shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure or site and its environment, or to use a property for its originally intended purpose.
 - (2) The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
 - (3) Building alterations that have no historical basis and which seek to create an earlier appearance shall not be allowed.
 - (4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. When these changes have acquired significance in their own right, they shall be treated the same as if they were part of the original structure.
 - (5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be preserved when possible.
 - (6) Deteriorated architectural features shall be repaired, rather than replaced, whenever practicable. If replacement is necessary, the new material should match the material being replaced in design, color, texture, and other visual qualities. Repair or replacement of missing architectural features shall be based upon accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
 - (7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
 - (8)

Every reasonable effort shall be made to protect and preserve archeological resources affected by or adjacent to any project.

- (9) Contemporary design for alterations and additions to existing properties and for new construction may be permitted when such alterations, additions or new construction do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, material and character of the property, neighborhood or environment.
 - (10) Whenever possible, new additions or alterations to structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.
 - (11) The height of any proposed alteration or construction shall be compatible with the style and character of the landmark and with surrounding structures.
 - (12) The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark, and with surrounding structures.
 - (13) The relationship of a structure to the open space between it and adjoining structures should be compatible.
 - (14) The design of the roof should be compatible with the architectural style and character of the landmark and surrounding structures.
 - (15) The scale of the structure after alteration, construction or partial demolition should be compatible with its architectural style and character and with surrounding structures.
 - (16) Facades should blend with other structures with regard to directional expression. Structures should be compatible with the dominant horizontal or vertical expression of surrounding structures. The directional expression of a landmark after alteration, construction or partial demolition should be compatible with its original architectural style and character.
 - (17) Architectural details including materials and textures should be treated so as to make a landmark compatible with its original character or significant architectural style and to preserve and enhance the landmark or historic district.
- (j) *Certificate of economic hardship.*
- (1) A person whose application for a certificate of appropriateness has been denied or granted conditionally may apply for a certificate of economic hardship. Alternatively, an application for a certificate of economic hardship may be filed with the application for certificate of appropriateness. Application shall be made on forms provided by the director of community development and approved by the historic preservation commission. If a fully completed application for a certificate of economic hardship has not been acted upon within forty (40) days after the date the application was filed with the director of community development, it shall be deemed approved, unless tabled or continued with the consent of the applicant. No motion to table or continue shall be made without the consent of the applicant. The application shall identify facts which support a determination that denial of the application will deprive the owner of the property of reasonable use of or a reasonable economic return on the property.
 - (2) An application for certificate of economic hardship may include the following information:
 - a. Estimate of the cost of the proposed construction, alteration, demolition or removal and an estimate of any additional cost that would be incurred to comply with the recommendations of the historic preservation commission for changes necessary for the issuance of a certificate of appropriateness.

- b. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any structures on the property and their suitability for rehabilitation.
 - c. Estimated market value of the property in its current condition; after completion of the proposed construction, alteration, demolition or removal; after any changes recommended by the historic preservation commission; and, in the case of a proposed demolition, after renovation of the existing property for continued use.
 - d. In the case of a proposed demolition, an estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.
 - e. Applicant may demonstrate with factual data/evidence that the hardship is not self-created. If the property is income producing, the applicant may provide detailed annual income and expense reports for the property for the last two (2) years, rent rates and capitalization rates for the property and comparable properties, and any other pertinent information that would substantiate the applicant's claim concerning economic hardship.
 - f. Appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing or ownership of the property.
 - g. Any listing of the property for sale or rent, price asked and offers received, if any, within the previous two (2) years.
 - h. Assessed value of the property.
 - i. Real estate taxes.
 - j. Form of ownership or operation of the property, whether sole proprietorship, for profit or not for profit corporation, limited partnership, joint venture, or other.
- (3) An application for a certificate of economic hardship, if not filed with the application for certificate of appropriateness, must be made within sixty (60) days of a decision on the application for certificate of appropriateness. The director of community development shall schedule the application for consideration by the historic preservation commission within a reasonable time. The director of community development shall conspicuously place a sign on the property giving public notice of the meeting at which the application shall be considered. The sign shall be placed at least seven (7) days prior to the meeting.
- (4) Any person aggrieved by the decision of the historic preservation commission may appeal to the board of adjustment by filing a notice of appeal with the city clerk within thirty (30) days of the decision of the historic preservation commission. Notice of the historic preservation commission's decision shall be mailed to the applicant unless the applicant or the applicant's agent was present at the meeting at which the decision was made. The board of adjustment shall provide a hearing and render a decision in accordance with the provisions of RSMo chapter 536.
- (k) *Continuing validity of certificates.* Certificates of appropriateness and certificates of economic hardship shall become void if the work authorized by the certificate is not commenced within six (6) months of the date of issuance. Certificates of appropriateness and certificates of economic hardship shall be issued for a period of eighteen (18) months and are renewable.
- (l) *Stop work orders.* The director of community development is authorized to issue a stop work order under the procedures set forth in the building code adopted in chapter 6 of this Code when any work on any structure requiring a certificate of appropriateness is being performed without a certificate of appropriateness or a certificate of economic hardship or in violation of the terms of a certificate of appropriateness or a certificate of economic hardship.

(m) *Signs.* Signs in district HP are subject to the general sign regulations of the code of ordinances. In addition, all signs for a landmark or structures in a historic district not specified in the application for landmark or historic district designation must receive a certificate of appropriateness from the historic preservation commission, which shall review the proposed sign in accordance with the following general guidelines:

- (1) Additional sign restrictions included in the ordinance which designates a landmark or historic district.
- (2) Signs shall be designed and placed so as to appear an integral part of the building design, and to respect the neighboring properties and the district in general. Signs shall be designed with appropriateness relative to the services of the establishment served.

Nothing contained in this section shall prevent the use of normal "for rent" and "for sale" signs as permitted by the general sign regulations of the code of ordinances. Any owner offering property for sale or any realtor listing property for sale which is located within district HP is required to advise potential purchasers that the property is located within district HP. Any person violating this subsection shall be deemed guilty of an infraction and shall be fined as provided for in chapter 16 of the code of ordinances.

(n) *City property.* Proposed improvements, alterations, demolition or clearance to a building, site, structure, or object owned by the city which has been designated a landmark or is within a historic district shall be approved according to the procedures and regulations of this section.

(o) *Property owned by public agencies.* To accomplish the purposes of this ordinance, the city may enter into agreements with other units of government. The historic preservation commission may recommend and the City Council may authorize such agreements. Such agreements may address:

- (1) Designation of landmarks and historic districts;
- (2) Administration of historic preservation fund resources;
- (3) Improvements to landmarks, properties in historic districts, and properties adjacent to landmarks and historic districts; and
- (4) Other mutually acceptable provisions.

(p) *Churches.* Churches, mosques and synagogues in current use as houses of worship are exempt from the provisions of this section and such houses of worship may not voluntarily submit to the provisions of this section.

(q) *Variations.* The historic preservation commission may make recommendations to the board of adjustment to allow variances for standard parking and lot line requirements for property in district HP, where such variances will aid in the retention of the property's historic character and appearance. The historic preservation commission shall also make recommendations to allow designated properties to be utilized for noncomplying uses if such use would serve to perpetuate the viable contemporary utilization of the historic structure.

(r) *Violations.* In addition to the penalties provided for in this chapter, any person who undertakes or causes an alteration, construction, demolition or removal of any designated landmark or property within a historic district in violation of this section shall be required to return the landmark or property to its appearance and setting prior to the violation. Any action to enforce this provision shall be brought by the city.

(s) *Review.* District boundaries and designation status may be reviewed after no less than ten (10) years, at the request of either the historic preservation commission or the petition of the owners of at least sixty (60) of the Boone County tax parcels in the district. After the initial ten (10) year period, district

boundaries and designation status may be reviewed no more often than once every five (5) years.

- (t) *Petition.* Not less than sixty (60) days prior to the circulation of any petition herein within a district or to create a district, affected Boone County tax parcel owners must be notified by certified mail of the nomination or other matter on which a petition is to be circulated, and all proposed regulations shall be clearly identified. Proof of such mailing shall be made to the historic preservation commission at the time it considers the petition, and the cost of the mailing shall be borne by the person or organization sponsoring or otherwise promoting the petition.
- (u) *Prior permits.* Nothing contained in this section shall affect any building permit, demolition permit or land disturbance permit issued for property which becomes part of district HP if the permit was issued prior to such designation.

(Ord. No. 15651, § 1, 7-6-98; Ord. No. 17658, § 1, 4-21-03; Ord. No. 19763, § 1, 12-17-07; Ord. No. 20124, § 2, 12-1-08; Ord. No. 21095, § 13, 9-19-11)

Columbia Historic Preservation Commission

C/O Department of Community Development
City of Columbia, Missouri

Procedure for Certificate of Appropriateness

Purpose

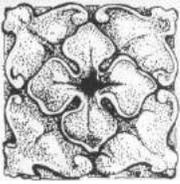
The purpose of the Certificate of Appropriateness & Economic Hardship review(s) is/are to assure the continued historic integrity of the local landmark or historic property.

Procedure

The Historic Preservation commission will:

- Receive the application from the liaison of the Department of Community Development
- Examine and determine if application is complete including pictures
- Discuss the application at next scheduled meeting
- Ask questions for clarification of owner or representative
- Notify the applicant of questions in writing
- If no questions, Historic Preservation commissioners should vote on the application
- Direct the liaison of the Community Development Department to notify the applicant of the decision of the Historic Preservation Commission in a timely manner
- Notify Community Development Department Head of Historic Preservation Commission decision
- Recommend to Community Development Department Head if applicant disagrees it may be appealed to the Board of Adjustment.

9/2004, 2/2016



Columbia Historic Preservation Commission

Commissioners

Robert Tucker – *Chair*
Patrick Earney – *Vice-Chair*
Brian Treece – *Secretary*
Debby Cook
Patricia Fowler
Douglas Jones
Paul Prevo

c/o Community Development Department

City of Columbia
P.O. Box 6015
701 East Broadway
Columbia, MO

www.gocolumbiamo.com/Planning

Dear Applicant:

The Columbia Historic Preservation Commission is authorized to review exterior changes and alterations to properties recognized as local landmarks or located within local historic districts.

CERTIFICATE OF APPROPRIATENESS:

The Commission must approve a Certificate of Appropriateness before a building permit will be issued for work on designated properties [City Code of Ordinances, Chapter 29-21.4 (g)].

This is intended to assure that changes or repairs are compatible with the building's architectural character and that work undertaken compliments the historic district, or individual landmark. Applications for a Certificate of Appropriateness and a Certificate of Economic Hardship may be submitted simultaneously.

Applicants are encouraged to contact the Commission to discuss a project prior to the submission of a completed application. It is also strongly recommended that applicants attend the public meeting at which their application is to be heard before the Commission. Applicants who submit incomplete applications or who fail to appear at the Commission hearing risk the postponement of a determination on their application.

To enable the Commission to act promptly upon a request for a Certificate of Appropriateness, it is necessary to submit the following with the attached application:

1. A clear description of the project;
2. All pertinent plans and elevations (including dimensional working drawings indicating designs, materials and finishes);
3. Photographs showing existing condition.

CERTIFICATE OF ECONOMIC HARDSHIP:

In cases where a Certificate of Appropriateness is denied, applicants may apply for a Certificate of Economic Hardship [City Code of Ordinances, Chapter 29-21.4 (J)].

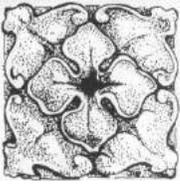
The Historic Preservation Commission will review all the evidence and make a determination whether the denial of the application will deprive the owner of the property of reasonable use of or reasonable economic return on the property.

Applications for a Certificate of Appropriateness and a Certificate of Economic Hardship may be submitted simultaneously.

To enable the Commission to act promptly upon a request for a Certificate of Economic hardship, it is necessary to submit all of the information requested on the attached application. Review of the project will not begin until the Commission receives a complete application.

Thank you for your cooperation.

COLUMBIA HISTORIC PRESERVATION COMMISSION



Columbia Historic Preservation Commission

Commissioners

Robert Tucker – *Chair*
Patrick Earney – *Vice-Chair*
Brian Treece – *Secretary*
Debby Cook
Patricia Fowler
Douglas Jones
Paul Prevo

c/o Community Development Department
City of Columbia
P.O. Box 6015
701 East Broadway
Columbia, MO

www.gocolumbiamo.com/Planning

Application No. _____
(for office use only)

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

A Certificate of Appropriateness is issued approving the proposed work to be accomplished after the Historic Preservation Commission has established that the proposal is in keeping with the character of the landmark structure and/or district.

1. ADDRESS OF PROPERTY REQUIRING CERTIFICATE:

2. APPLICANT'S NAME: _____

ADDRESS: _____

PHONE NO: _____ EMAIL: _____

3. OWNER OF RECORD: _____
(If different than Applicant)

4. LEGAL DESCRIPTION:

5. IS THE LANDMARK BUILDING A CONTRIBUTING RESOURCE IN A LARGER HISTORIC PRESERVATION DISTRICT?

(circle) Yes No

6. NARRATIVE DESCRIPTION OF WORK:

(A copy of that portion of the plans/drawings which illustrate the changes and/or work to be accomplished to the Landmark building must accompany this application. Please emphasize specific changes affecting the historic features described in the original application for landmark designation).

7. Attached to this Application are _____ Photograph (s) of the Property.

8. Return form to:

Columbia Historic Preservation Commission
Community Development Department
701 East Broadway
65201

(or) PO Box 6015
Columbia, MO 65205

Date ____/____/____ Signed _____
(applicant)

APPLICATION NUMBER: _____

APPROVAL DATE: _____

CITY OF COLUMBIA, MISSOURI
HISTORIC PRESERVATION COMMISSION

CERTIFICATE OF APPROPRIATENESS

This certifies that _____

has permission to perform work on H-P designated property at _____

conforming with every respect to the terms of the applications on file in this office and to the provisions of the Historic Preservation Section of the Zoning Regulations of the City of Columbia, Missouri.

Historic Preservation Commission Chair

Building Regulations Supervisor

This certificate will become void unless work is commenced within six months of date of issuance.

Columbia Historic Preservation Commission

C/O Department of Community Development
City of Columbia, Missouri

Procedure for Determining a Landmark and Historic Designation Procedure

Purpose

The purpose of the procedure is to review the application for landmark and historic designation to assure the historic integrity of the local landmark or historic property.

Procedure

The Historic Preservation commission will:

- Receive the application from the liaison of the Department of Community Development
- Examine and determine if application is complete including pictures
- Discuss the application at next scheduled meeting
- Ask questions for clarification of owner or representative
- Notify the applicant of questions in writing
- If no questions, Historic Preservation commissioners should vote on the application
- Direct the liaison of the Community Development Department to notify the applicant of the decision of the Historic Preservation Commission in a timely manner
- Notify Community Development Department Head of Historic Preservation Commission decision
- Recommend to Community Development Department Head if applicant disagrees it may be appealed to the Board of Adjustment.

9/2004, 2/2016

Department of Community Development
City of Columbia, Missouri
Liaison Staff Procedure for Historic Preservation Commission

(e) Landmark and historic district designation procedure.

(1) A petition to designate a landmark may be made only by the owner(s) of the proposed landmark. A petition to designate an historic district may be made only by the owners of at least 60 per cent of the Boone County tax map parcels in the proposed historic district. If a tax map parcel has more than one owner, all such owners must sign any petition mentioned in this section before the parcel shall be counted as supporting the petition and the parcel shall receive only one vote, regardless of the number of owners.

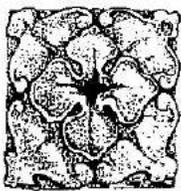
(2) A petition to designate a landmark or historic district shall be on a form provided by the director of community development and approved by the historic preservation commission. The PART II - CODE OF ORDINANCES Chapter 29 - ZONING Columbia, Missouri, Code of Ordinances Page 109 of 176 petition shall clearly identify all historic and architectural features proposed for regulation. The petition shall identify the facts which support a determination that the proposed landmark or historic district meets the criteria for designation set forth in this section. The petition shall be filed with the director of community development. Except as otherwise provided in this section, the petition shall be handled in the same manner as a petition for rezoning. Prior to setting a date for a public hearing before the planning and zoning commission, the director of community development shall forward a copy of the petition to the historic preservation commission for its review. The historic preservation commission shall prepare a report to the planning and zoning commission and the city council setting forth its recommendation on whether the proposed landmark or historic district meets the criteria for designation set forth in this section.

(3) The ordinance placing property within overlay district HP shall designate the property as a landmark or as an historic district. The ordinance may designate a structure within an historic district as a landmark. The ordinance shall identify all historical and architectural features that shall be subject to regulation. No interior features shall be identified in any structure in an historic district unless the structure is designated as a landmark.

(4) Overall boundaries for local historic districts shall be determined by the same standards used by the National Register of Historic Places, as laid out in Defining Boundaries for National Register Properties: National Register Bulletin 21 (Washington D.C.: U.S. Department of the Interior, 1995). Gerrymandering which has the apparent effect of overwhelming significant areas of opposition is prohibited.

(f) Criteria for designation. In order to be designated as a landmark or historic district, a structure or district must have sufficient integrity of location, design, materials and workmanship to make it worthy of preservation or restoration and it must meet one or more of the following criteria:

- (1) It has character, interest, or value as part of the development, heritage, or cultural characteristics of Columbia, Boone County, Missouri, or the United States.
- (2) It is the site of a significant local, county, state or national event.
- (3) It is identified with a person or persons who significantly contributed to the development of Columbia, Boone County, Missouri, or the United States.
- (4) It embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction or use of indigenous materials.
- (5) It is the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of Columbia, Boone County, Missouri, or the United States.
- (6) It contains elements of design, detailing, materials, or craftsmanship which renders it architecturally significant.
- (7) It contains design elements that are structurally or architecturally innovative.
- (8) Its unique location or physical characteristics make it an established or familiar visual feature of the neighborhood or city.
- (9) It has yielded or may likely yield information important in prehistory or history.
- (10) Its character as a particularly fine or unique example of a utilitarian structure, with a high level PART II - CODE OF ORDINANCES Chapter 29 - ZONING Columbia, Missouri, Code of Ordinances Page 110 of 176 of integrity or architectural significance.
- (11) Its suitability for preservation or restoration.
- (12) It is at least fifty (50) years old or of most unusual historical significance.



Columbia Historic Preservation Commission

c/o Department of Planning and Development
City of Columbia
P.O. Box 6015
701 East Broadway
Columbia, MO 65205

Dear Applicant:

Thank you for your interest in designating your property as a local historic landmark. Landmark designation will recognize the special historic value of your property, and help to preserve it for generations to come.

The application for H-P overlay designation constitutes a change in the zoning of your property. This is an overlay zoning, which means that the designation is merely added to your current zoning. In other words, a house zoned R-1 will still be zoned R-1 after being declared a local historic landmark. We strongly recommend that you read the attached section 29-21.4 of the zoning ordinance before you apply. We also encourage you to discuss your application with the Historic Ordinance before you apply. We also encourage you to discuss your application with the Historic Preservation Commission before final submission.

You will need to fill out a request for rezoning along with the "Petition to Designate a Historic Landmark." Both applications are attached. Please be sure both applications are fully complete and all supplementary materials are provided. This will ensure the fastest possible processing of the application. Note: the fee for advertising cost mentioned in item 2B of the "Application Procedures for Rezoning Property" is not required for applications desiring Landmark Designation. The City Council has chosen to waive that fee for residents seeking Historic Preservation overlay zoning.

An application for landmark status will follow the same procedure as all other zoning requests, with the added step of a review by the Historic Preservation Commission. That review will take place soon after the application is submitted and should not significantly affect the standard review timetable. You will be notified of when the Historic Preservation Commission will review your application.

Again, thank you for your interest, and for your assistance in the preservation of Columbia's cultural heritage. Please feel free to contact the Planning Department at 874-7239 if you have any questions or comments.

Sincerely,

Chair

Columbia Historic Preservation Commission

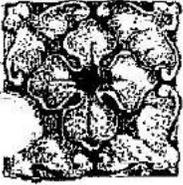
c/o Department of Planning and Development

City of Columbia

P.O. Box 6015

701 East Broadway

Columbia, MO 65205



Petition to Designate a Historic Landmark Within the City of Columbia

Historic properties are tangible links with our past. They make our community unique, and provide us with a sense of identity and stability. Having your property designated as a local historic landmark will result in official recognition of its historic value. Designation will also protect and preserve it for future generations. Designated properties will be zoned H-P (Historic Preservation Overlay) and will be regulated to ensure that proposed architectural changes do not significantly alter the historic features described in this application for designation. Once the property becomes an official historic landmark in the City of Columbia:

- The property owner will enjoy "preferred customer" status with the commission when seeking technical support or other preservation assistance. Landmarks will receive special consideration during planning and promotional activities undertaken by the Commission.
- Any further work on the property which will affect the features described in the application will require advance review by the Historic Preservation Commission. Demolition plans will also require commission review. This protection is permanent, and will apply regardless of who owns the property in the future.
- Work on the property may be eligible for special building code interpretations, in compliance with section 3406.0, Historic Structures, of the current city building codes.



Please complete and return this application to the above address. Applicants are encouraged to work with the Preservation Commission in the completion of this application.

PROPERTY INFORMATION

Historic Name _____

Current/Other Name _____

Street and Number _____

Legal Description _____

(Attach an additional page as needed)

OWNER INFORMATION

Name(s) _____

Street and Number _____

City State & Zip Code _____

Daytime Telephone # _____

Landmark designation is also a request for rezoning to H-P (Historic Preservation Overlay District). An application for rezoning, which may be obtained from the City Department of Planning and Development, must accompany this application. It is strongly recommended that all applicants for historic designation read section 29-21.4 (the section dealing with historic designation) of the zoning ordinance prior to completing this application. Copies are available at the Department of Planning and Development, or on the City's web site: <http://www.ci.columbia.mo.us/dept/plan/pres.htm>.

In addition to the rezoning request, a narrative statement, indicating compliance with Section 29-21.4(f) of the zoning ordinance is required. Section 29-21.4(f), Criteria for Designation, reads as follows:

(PLEASE CHECK ALL CRITERIA WHICH APPLY TO YOUR PROPERTY.)

- It has character, interest, or value as part of the development, heritage, or cultural characteristics of Columbia, Boone County, the state of Missouri, of the United States;
- It is the site of significant local, county, state or national event;
- It is identified with a person or persons who significantly contributed to the development of Columbia, Boone County, the state of Missouri, or the United States;
- It embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method or construction or use of indigenous materials;
- It is identified as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of Columbia, Boone County, the state of Missouri, or the United States;
- It contains elements of design, detailing, materials, or craftsmanship which render it architecturally significant;
- It contains design elements that are structurally or architecturally innovative;
- Its unique location or physical characteristics make it an established or familiar visual feature of the neighborhood or the City of Columbia
- It has yielded or may likely yield information important in pre-history or history;
- It is a particularly fine or unique example of a utilitarian structure, with a high level of integrity or architectural significance;
- It is suitable for preservation or restoration;
- It is at least fifty years old or of most unusual historical significance.

PROPERTY DESCRIPTION

Category: Building Structure Site Object

Function / Use: _____

Ownership Public Private Both

Date of Construction and major alterations: _____

Architect/Builder: _____

Condition: Excellent Good Fair Deteriorated

Integrity: Little Changed High Moderate Low

Representation in existing surveys:

Title of Survey: _____

Date of Survey: _____ Federal State Local

Location of Survey Report: _____

Is the property currently listed in the National Register of Historic Places? Y / N

If yes, provided a copy of the nomination and identify and known changes to the building since it was listed. If necessary, attach additional sheets.

Photographs:

Please provide current color photographs of the property. These should include, at a minimum, views of each exterior elevation as well as important interior spaces proposed for designation and regulation. Additional detail shots should be used to document special interior and exterior architectural features. Also, copies of historic photos are desirable, but not mandatory.

Narrative Description: (Attach extra sheets as needed.)

This section will determine which features of your property will be subject to future protection and regulations. Please be as specific as possible. Describe current appearance and note any changes since the period of significance for your property. Suggested features to be covered in the narrative:

- Site and outbuildings
 - General exterior appearance, including roofline and general massing
 - Facade, then each elevation; be sure to describe wall coverings and the placement of doors and windows.
 - Primary porches and entrance doors
 - Windows, including configuration (double-hung, casement, etc) and condition.
 - Special exterior features such as columns, eave brackets, porch details, etc.
 - Interior features proposed for regulation, including such things as staircases, mantles, door and window trim, built-in cabinets, etc.
- (NOTE: designation/regulation of interior spaces is not mandatory.)

NARRATIVE STATEMENT OF SIGNIFICANCE

If the property is listed in the National Register, STOP HERE. If not, on a separate sheet or sheets, please provide a brief narrative which describes how the proposed landmark complies with the criteria listed on page 2. Please include a list of any applicable written sources.

Columbia Historic Preservation Commission

C/O Department of Community Development
City of Columbia, Missouri

Procedure for Issuing a Certificate of Economic Hardship along with Certificate of Appropriateness

Purpose

The purpose of the review of the Certificate of Economic Hardship application is to ascertain that the application is complete and the information is clearly available for the HPC to make a determination of hardship.

Procedure

The Historic Preservation Commission will:

- Receive the application from the Department of Community Development liaison staff member
- Review the application, pictures for completeness
- Discuss the application at the next scheduled meeting
- Ask questions for clarification from the applicant or representative if present
- Notify the applicant in writing of questions
- If no questions, vote on the application
- Direct the liaison of the Community Development Department to notify the applicant of the decision of the Historic Preservation Commission in a timely manner
- Notify Community Development Department Head of Historic Preservation Commission decision
- Recommend to Community Development Department Head if applicant disagrees it may be appealed to the Board of Adjustment.

9/2004, 2/2016

Columbia Historic Preservation Commission
C/O Department of Community Development
City of Columbia, Missouri

Procedure for Issuing a Certificate of Economic Hardship along with Certificate of
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9/2004, 2/2016

Department of Community Development
City of Columbia, Missouri
Liaison Staff Procedure for Historic Preservation Commission

CERTIFICATE OF ECONOMIC HARDSHIP:

In cases where a Certificate of Appropriateness is denied, applicants may apply for a Certificate of Economic Hardship [City Code of Ordinances, Chapter 29-21.4 (J)].

The Historic Preservation Commission will review all the evidence and make a determination whether the denial of the application will deprive the owner of the property of reasonable use of or reasonable economic return on the property.

Applications for a Certificate of Appropriateness and a Certificate of Economic Hardship may be submitted simultaneously.

To enable the Commission to act promptly upon a request for a Certificate of Economic hardship, it is necessary to submit all of the information requested on the attached application. Review of the project will not begin until the Commission receives a complete application.

Columbia Historic Preservation Commission
c/o Dept. of Planning and Development
City of Columbia
P.O. Box 6015
701 East Broadway
Columbia, MO 65205

Application No. _____
(for office use only)

APPLICATION FOR CERTIFICATE OF ECONOMIC HARDSHIP

A Certificate of Economic Hardship shall be granted only after a Certificate of Appropriateness had been denied. An application for a Certificate of Economic Hardship may be filed at same time as an application for a Certificate of Appropriateness.

1. ADDRESS OF PROPERTY REQUIRING CERTIFICATE: _____

2. APPLICANT'S NAME: _____
ADDRESS: _____
PHONE NO. _____ ZIP CODE: _____

3. OWNER(S) OF RECORD, if different than Applicant:

4. LEGAL DESCRIPTION:

5. FORM OF OWNERSHIP OR OPERATION OF THE PROPERTY:
Sole Proprietorship _____ For Profit Corporation _____
Not for Profit Corporation _____ Limited partnership _____
Other, specify _____

6. _____
(Applicant signature and date.)

Return this form to the above address.

An application for certificate of economic hardship *may* include any of the following information:

1. Estimate of the cost of the proposed construction, alteration, demolition, or removal and an estimate of any additional cost that would be incurred to comply with the recommendations of the historic preservation commission for changes necessary for the issuance of a certificate of appropriateness:
\$ _____
2. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any structures on the property and their suitability for rehabilitation.
3. Estimated market value of the property:
 - A) In its current condition: \$ _____
 - B) After completion of the proposed construction, alteration, demolition or removal requiring a certificate of appropriateness:
\$ _____
 - C) After any changes recommended by the historic preservation commission: \$ _____
 - D) In the case of a proposed demolition, after renovation of the existing property for continued use: \$ _____
4. In the case of a proposed or partial demolition, an estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure;
5. Assessed value of the property according to the two most recent assessments:
\$ _____
Assessment Category: Farm Residential Commercial
6. Appraisals obtained within the previous two years by the owner or applicant in connection with the purchase;
7. Any listing of the property for sale or rent, price asked and offers received, if any, within the previous two years.
8. Real estate taxes for the two previous years.
Date: _____ Amount: \$ _____
Date: _____ Amount: \$ _____
9. Applicant may demonstrate with other factual data/evidence that the hardship is not self-created. If the property is income producing, the applicant may provide detailed annual income and expense reports for the property for the last two years, rent rates and capitalization rates for the property and comparable properties, and any other pertinent information that would substantiate the applicant's claim concerning economic hardship.

Columbia Historic Preservation Commission
C/O Department of Community Development
City of Columbia, Missouri

Demolition Permit Process

Purpose

The purpose of the Demolition Permit Process is to determine whether request fits within the guidelines in city of Columbia process.

Procedure

The Historic Preservation commission will:

- Receive the application from the liaison of the Department of Community Development
- Examine and determine if application is complete including pictures
- Discuss the application at next scheduled meeting
- Ask questions for clarification of owner or representative
- Notify the applicant of questions in writing
- If no questions, Historic Preservation commissioners should vote on the application
- Direct the liaison of the Community Development Department to notify the applicant of the decision of the Historic Preservation Commission in a timely manner
- Notify Community Development Department Head of Historic Preservation Commission decision
- Recommend to Community Development Department Head if applicant disagrees it may be appealed to the Board of Adjustment.

Department of Community Development
City of Columbia, Missouri
Liaison Staff Procedure for Historic Preservation Commission

Demolition Permit Process:

As per §3303.7 of the City's Code of Ordinances, an application for a demolition permit is held by the Building and Site Development Division (BSDD) of Community Development for a maximum of 30 calendar days to allow for review by the HPC. When a demolition permit application is received by BSDD, a demolition notice is immediately forwarded to the HPC staff liaison. The staff liaison signs and dates the notice form and the thirty-day hold begins. So as to provide adequate time for review by the HPC, planning staff performs the following tasks immediately after receiving the demolition notice:

- 1) 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 mapped and checked against the City's historic preservation planning documents 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) BSDD staff places a demolition notice sign in front of the property once notice of the application has been provided to the HPC staff liaison. The sign, which lists the Community Development Department's contact information, is displayed on the property for the duration of the thirty-day hold.

DEMOLITION PERMIT REQUIREMENTS

City of Columbia Community Development / Building and Site Development Division
701 E. Broadway, Columbia, Missouri 65201
Phone: (573) 874-7474 Fax: (573) 874-7283 TTY: (573) 874-7251

1. 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
2. **Utility Disconnect Certificates** from:
 - a. Gas
 - Ameren UE 573-876-3048
 - b. Water
 - City of Columbia Utility Accounts Department 701 E. Broadway 573-874-7380
 - Consolidated Water District #1 1500 N. 7th Street 573-449-0324
 - Consolidated Water District #9 391 Rangeline Road 573-474-9521
 - Consolidated Water District #4 14530 Route U Hallsville 573-696-3511
 - c. Electric
 - City of Columbia Utility Accounts Department 701 E. Broadway 573-874-7380
 - Boone Electric Cooperative 1413 Rangeline Street 573-449-4181
 - Central Electric Cooperative 2106 Jefferson Street, Jefferson City 573-634-2454
 - d. Sewer
 - Sewer Maintenance Superintendent – 573-445-9427
 - Boone County Regional Sewer District 1314 N 7th Street 573-443-2774
3. Bond of \$2000.00

*Applicants – with submission of the demolition permit application notice will be given to the Historic Preservation Commission there is "Intent to Demolish" which requires **30 days** before demolition permit can be issued.)

***All owners of real property shall sign the agent authorization form to assign authorized agents.**

*Applications for demolition permits shall be made by legal owners of real property. **If ownership changes prior to permit issuance, a new application shall be made.**

DEMOLITION PERMIT APPLICATION

City of Columbia Community Development /
 Building and Site Development Division
 701 E. Broadway, Columbia, Missouri 65201
 Phone: (573) 874-7474 Fax: (573) 874-7283 TTY: (573) 874-7251

For Office Use Only	
Permit No.	Permit Fee \$
Copy of bond receipt attached.	
Applicable certificates attached.	
Notification to proceed given	Date

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:	

NOTICE TO HISTORIC PRESERVATION COMMISSION – Intent to Demolish

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
Historic Preservation Commission & Liaison Notified:	Date	

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

Utilities disconnect certificates from the following service providers:

Gas per IBC, Section 3303.6
Water per IBC, Section 3303.6
Electric per IBC, Section 3303.6
Results of sewer tap inspection by City Sewer Maintenance Division
Refundable cash bond of \$2000.00

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.

***Applicants** – with submission of the demolition permit application notice will be given to the Historic Preservation Commission there is "Intent to Demolish" which requires **30 calendar days** before demolition permit can be issued. **Applications for demolition permits shall be made by legal owners of real property or authorized agents. If ownership changes prior to permit issuance, a new application shall be made.**

 General Contractor/Applicant Signature

 Date

DEMOLITION PERMIT DISCLOSURE OF DEMOLITION MATERIALS

City of Columbia Community Development / Building and Site Development Division
701 E. Broadway, Columbia, Missouri 65201
Phone: (573) 874-7474 Fax: (573) 874-7283 TTY: (573) 874-7251

NOTES: 1) Please see the City's **Brick Streets Policy Resolution** for information regarding the treatment of exposed or covered brick street pavers when demolishing structures or site disturbance in the public rights of way.
<http://tinyurl.com/brickstreets>

2) If brick street pavers are among the building materials in a structure on private property to be demolished, the street pavers may be purchased for future brick street maintenance and repair.

Disclosure of dispersal and discharge of demolition debris and salvageable materials:

1. Are materials from this demolition site going to be salvaged?
 No
 Yes
2. If yes, materials are going to be salvaged and the property is 50 years or older, the Historic Preservation Commission or a qualified consultant may provide, free of charge, a walk through and list of materials recommended for architectural salvage.
 I am interested in assistance identifying architectural salvage materials.
 I am willing to permit the taking of photos inside the structure prior to demolition to preserve the images of the interior design elements within the Historic Preservation Technical Assistance Library.
3. Are demolition materials going to be disposed of in a public landfill?
 No
 Yes
4. Are demolition materials going to be disposed of at a private disposal or clean fill site? If yes, please provide the address:
 No
 Yes; Address: _____

DEMOLITION PERMIT AGENT AUTHORIZATION

City of Columbia Community Development / Building and Site Development Division
701 E. Broadway, Columbia, Missouri 65201

Phone: (573) 874-7474 Fax: (573) 874-7283 TTY: (573) 874-7251

NOTES: 1) All owners of real property shall sign the agent authorization form to assign authorized agents for the purpose of filing a demolition permit application.

2) Applications for demolition permits shall be made by legal owners of real property. If ownership changes prior to permit issuance, a new application shall be made.

I/We, _____
Please print

owner(s)* of _____ (address)
Please print

Hereby appoint and authorize _____
Please print
as the authorized agent to apply for a demolition permit.

If property is in a trust, please print the trust name in the first blank, and list the names and signatures of all individuals with ownership in the trust in the space below.

Name: _____

Signature: _____

Date: _____



City of Columbia - Public Works Department



Application for Short-Term Restrictions & Closures for Construction Projects & Repairs

Application date: _____ Address of proposed work: _____

Name of business requesting work (if applicable): _____

Nature of proposed work (be as specific as possible):

Date of closure or restriction:

From: _____
(day) (date) (time)

To: _____
(day) (date) (time)

Owner's name and phone number: _____
(name) (phone number)

Contractor's name and phone number: _____
(name) (phone number)

Return this form along with a traffic and/or pedestrian control & routing plan and a list of business owners (or their representatives) and their phone numbers for all businesses along the entire sidewalk frontage of the block affected by closure or restriction. All such business owners must be given three (3) days notice of the following: reason for the closure; the dates and times of the closure; and their right to protest by written notice to the Director of Public Works.

Applicant Signature

Date



City of Columbia - Public Works Department



Checklist for Short-Term* Street and Sidewalk Restrictions & Closures for Construction Projects & Repairs

The Public Works Department will issue permits and meter bags only after receipt, review and approval of the following:

- _____ Written request detailing the nature of the proposed work, location of work, duration and dates of the closure or restriction, and the contact name and phone number of both the party requesting the work and the party performing the work;
- _____ Traffic control and routing plan (per MUTCD guidelines) with a location map and details showing all required signs, barricades and flagmen. Traffic control plans must be prepared by a professional engineer licensed to practice in the State of Missouri. If sidewalks are closed or restricted, plan must include pedestrian routing information. The plan must be computer-drawn at a scale which allows all required details to be clearly seen;
- _____ List of business owners (or their representatives) and their phone numbers for all businesses along the entire sidewalk frontage of the block affected by the closure or restriction. All such business owners must be given three (3) days notice of the following: reason for the closure; the dates and times of the closure; and their right to protest by written notice to the Director of Public Works.

It takes approximately one (1) week to circulate and review each planned closure. Upon approval of the plan, an additional three (3) working days are required to allow time for public and emergency services notification before construction will be allowed to begin.

Meter bags are required for all meters that will be blocked. The cost is \$8 per day for single meters and \$16 per day for double meters. A deposit of \$15 per bag is required and is refundable upon return of the bag(s). Applications for meter bags must be submitted a minimum of 24 hours before the date needed and bags must be placed on the meter(s) four (4) hours before use.

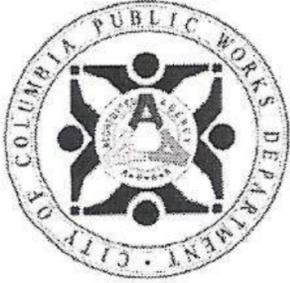
Prior to the start of construction applicant must obtain a Right-of-Way Permit from the Public Works Department and any other permit required from the appropriate City department.

Contractor is responsible for notifying the following agencies, as required, immediately prior to closure, during construction for inspections, and again when work is complete and street or sidewalk is reopened:

City of Columbia Contact Telephone Numbers

Building and Site Development (Right-of-way / Building Safety).....	874-7474
Joint Communications (Emergency Services)	874-7471
Columbia Transit (City Buses)	874-7282
Parking Enforcement (Parking Meters)	874-7674
Public Works Street Division (Maintenance)	874-6289

***Short-term in this case means thirty (30) days or fewer. In order to fully close any public street, alley or sidewalk in excess of thirty (30) days in the downtown area, the applicant must follow the provisions of Section 24-71 of the Code of Ordinances for City Council review and approval.**



CITY OF COLUMBIA, MISSOURI

PUBLIC WORKS DEPARTMENT

Right of Way Permit Application

Date: ___/___/___

Permit No: _____

Owner:

Owner: _____

Address: _____

Phone: _____

Email: _____

Contractor:

Contractor: _____

Address: _____

Phone: _____

Email: _____

Plan Engineer: _____

Plan Approval Date: _____

Work Location:

Type of Work:

- Sidewalk
- Drive Approach
- Street Cut
- Closure
- Grading
- Paving
- Storm Sewer
- Excavation
- Other

Description of Work:

FOR OFFICE USE ONLY:

Calendar Days for Permit: _____



CITY OF COLUMBIA, MISSOURI

PUBLIC WORKS DEPARTMENT

(1) Any person who shall do any work for which a permit is required hereunder shall conduct such work in accordance with standard plans and specifications on file in the office of the Director of Public Works and the office of the city clerk, which shall be marked "Official Copy of Plans and Specifications for Improvements Under Division 2, Article II, Chapter 24 of the Code of Ordinances of Columbia, Missouri." (City of Columbia Code of Ordinances, Chapter 24, Section 41)

(2) No person shall construct, reconstruct, repair, alter or grade any sidewalk, curb, curb cut, driveway or street on the public streets or rights-of-way without first obtaining a permit from the Director of Public Works. (City of Columbia Code of Ordinances, Chapter 24, Section 41)

(3) The Director of Public Works is authorized to issue a stop work order whenever he believes a violation of this Article is occurring. A stop work order shall be in writing and shall be given to the owner of the property involved or to the owner's agent or to the person engaged in the activity suspected of violating this Article. It shall be unlawful for any person to engage in any activity in violation of a stop work order. (City of Columbia Code of Ordinances, Chapter 24, Section 90)

(4) Failure to follow all guidelines set forth by the City of Columbia and the Manual of Uniform Traffic Control Devices (MUTCD) will be subject to Chapter 24, Section 20 of the City of Columbia Code of Ordinances, which states "Any person violating any of the provisions of this article shall be deemed guilty of a Misdemeanor." (City of Columbia Code of Ordinances, Chapter 24, Section 20)

(5) Traffic control plans for any project in the downtown area, collector and arterial street or any other locations as determined appropriate by the Director of Public Works shall be prepared by a Professional Land Surveyor or Professional Engineer licensed in the State of Missouri.

(6) Contractor is responsible for the installation and maintenance of all necessary erosion and sediment control on site until which time the project is completed and is determined to be stable and non erosive.

(7) Prior to excavation the contractor must contact 1-800-DIG-RITE for utility locations.

A Right of Way user shall indemnify and hold the City of Columbia and its officers and employees harmless against any and all claims, lawsuits, judgments, costs, liens, losses, expenses, fees (including reasonable attorney fees and cost of defense), proceedings, actions demands, causes of action, liability and suits of any kind and nature, including personal bodily injury (including death), property damage or others harm for which recovery of damages is sought, to the extent that it is found by a court of competent jurisdiction to be caused by the negligence of the Right of Way user, any agent, officer, director, or their respective officers, agents, employees, directors or representatives, while installing, repairing or maintaining Facilities in a public Right of Way.

Attach all applicable information required per the City of Columbia checklist for short term street closures for construction projects and repairs. Please note that Downtown projects must comply with the City of Columbia's checklist for Downtown construction projects and repairs.

Certification: I certify that I have read and understand the provisions of this permit as it pertains to construction, restoration, and liability to the City of Columbia. I also certify that the traffic control utilized during this project meets the most current edition of the MUTCD.

Signature: _____

Approved: Director of Public Works
by: _____

Date: ___/___/___

Date: ___/___/___

** Signature indicates acceptance of permit requirements and conditions of both the City of Columbia and MUTCD

Historic Preservation Commission Manual

Second Edition
April 2016

Chapter 5 Additional Ordinances Related to Historic Preservation

AN ORDINANCE

appropriating funds for a historic preservation hands-on educational workshop as part of the 2014 historic preservation fund grant agreement with the Missouri Department of Natural Resources; 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. The sum of \$7,320.00 is hereby appropriated from the State Revenue Account No. 110-0120-462.10-00 GHPCTW to the Miscellaneous Contractual Account No. 110-0120-501.49-90 GHPCTW for a historic preservation hands-on educational workshop as part of the 2014 historic preservation fund grant agreement with the Missouri Department of Natural Resources.

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

PASSED this 21st day of April, 2014.

AN ORDINANCE

amending Chapter 6 of the City Code as it relates to the Historic Preservation Commission and demolition permits; 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. Chapter 6 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended as follows:

Material to be deleted in ~~strikeout~~; material to be added underlined.

Sec. 6-17. Amendments.

The code adopted by this article is hereby amended by substituting the following sections in lieu of those sections with corresponding numbers in the code, or, where there is no corresponding section in the code, the following sections shall be enacted as additions to the code:

...

3303.7 Historic Preservation Commission review of demolition permits. An application for any permit that authorizes the demolition of an historic resource shall include notice of the application addressed to the Historic Preservation Commission. The notice shall be on a form provided by the building official. The building official, upon verification that the application is complete, shall promptly forward the notice to the Historic Preservation Commission in care of the Community Development Department. The building official shall not issue the permit authorizing the demolition until ~~ten (10)~~ the lesser of thirty (30) calendar working days after the notice has been sent to the Community Development Department or until the Historic Preservation Commission notifies the building official that the Commission has no objection to the immediate demolition of the structure. The thirty (30) day review period shall not begin until the application requesting demolition has been deemed to be complete.

The building official shall post notice of the proposed demolition in a conspicuous place facing each street abutting the property on which the structure to be demolished is located. The sign face shall be at least five square feet.

To allow for the thirty (30) day review period and no more than six (6) months to pass following notice to the public of the demolition, no more than seven (7) months shall elapse between making application for a demolition permit and the actual removal of a structure. Failure to remove an authorized structure within this timeframe shall require that a new application for demolition be filed.

The following definitions apply to this section:

...

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

PASSED this 7th day of January, 2013.

Demo Permit Process:

1. Sign/date both printed in the "Historic Preservation Commission & Liaison Notified?" field.
2. Print assessor summary sheet (map optional), call County if age of property is not listed (they have to pull the property card if it is commercial or non-profit)
3. Look up zoning and write on paperwork (optional but 50% of phone calls want to know)
4. Scan all paperwork and name according to address
6. Take picture if 50 years or older. Resize pictures in a word document or photo editor and rename with property address
7. Make a folder with the property address and save PDF and images at:
S:\PLAN\Historic Preservation\DEMO\2016 Notices
8. Email HPC commissioners picture, notice and assessor summary and indicate property age
9. File paperwork in folder for following HPC meeting (at end of year pull them out and compile in one folder for the annual report)
10. Email all Commissioners all notices, regardless of property age. However, the 30-day waiting period may be waived if there is an expressed need and either the property is verified to be less than 50 years old, OR the Commission indicates the waiting period may be waived due to a lack of historic significance/need to catalogue the property. In general, the ten days is upheld for all properties.

Introduced by _____ McDavid _____

First Reading _____ 12/17/12 _____

Second Reading _____ 01/07/13 _____

Ordinance No. _____ 021557 _____

Council Bill No. _____ B 359-12 _____

AN ORDINANCE

amending Chapter 6 of the City Code as it relates to the Historic Preservation Commission and demolition permits; 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. Chapter 6 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended as follows:

Material to be deleted in ~~strikeout~~; material to be added underlined.

Sec. 6-17. Amendments.

The code adopted by this article is hereby amended by substituting the following sections in lieu of those sections with corresponding numbers in the code, or, where there is no corresponding section in the code, the following sections shall be enacted as additions to the code:

...

3303.7 Historic Preservation Commission review of demolition permits. An application for any permit that authorizes the demolition of an historic resource shall include notice of the application addressed to the Historic Preservation Commission. The notice shall be on a form provided by the building official. The building official, upon verification that the application is complete, shall promptly forward the notice to the Historic Preservation Commission in care of the Community Development Department. The building official shall not issue the permit authorizing the demolition until ~~ten (10)~~ the lesser of thirty (30) calendar ~~working~~ days after the notice has been sent to the Community Development Department or until the Historic Preservation Commission notifies the building official that the Commission has no objection to the immediate demolition of the structure. The thirty (30) day review period shall not begin until the application requesting demolition has been deemed to be complete.

The building official shall post notice of the proposed demolition in a conspicuous place facing each street abutting the property on which the structure to be demolished is located. The sign face shall be at least five square feet.

To allow for the thirty (30) day review period and no more than six (6) months to pass following notice to the public of the demolition, no more than seven (7) months shall elapse between making application for a demolition permit and the actual removal of a structure. Failure to remove an authorized structure within this timeframe shall require that a new application for demolition be filed.

The following definitions apply to this section:

...

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

PASSED this 7th day of January, 2013.

ATTEST:

Sheela Amin
City Clerk

Robert McDavid
Mayor and Presiding Officer

APPROVED AS TO FORM:

Fred Boeckmann
City Counselor

AN ORDINANCE

authorizing an Historic Preservation Fund Grant Agreement with the Missouri Department of Natural Resources for a study of the economic impact of historic preservation in Columbia; appropriating funds; 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. The City Manager is hereby authorized to execute an Historic Preservation Fund Grant Agreement with the Missouri Department of Natural Resources for a study of the economic impact of historic preservation in Columbia. The form and content of the agreement shall be substantially as set forth in "Exhibit A" attached hereto and made a part hereof as fully as if set forth herein verbatim.

SECTION 2. The sum of \$12,000.00 is hereby appropriated from the State Revenue Account No. 110-0120-462.10-00 to the Miscellaneous Contractual Account No. 110-0120-501.49-90, GHPECI.

SECTION 3. This ordinance shall be in full force and effect from and after its passage.

PASSED this 18th day of April, 2011.

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Chapter 6 Resolutions Related to Historic Preservation

Res. 152-15; Authorizing the City Manager to submit a FY 2016 Historic Preservation Fund Grants Survey/National Register Projects Application to the Missouri Department of Natural Resources to fund the North Central Columbia Historic Survey

Council Bill No. R 152-15

A RESOLUTION

authorizing the City Manager to submit a FY 2016 Historic Preservation Fund Grants Survey/National Register Projects Application to the Missouri Department of Natural Resources to fund the North Central Columbia Historic Survey.

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

SECTION 1. The City Manager is hereby authorized to submit a FY 2016 Historic Preservation Fund Grants Survey/National Register Projects Application to the Missouri Department of Natural Resources to fund the North Central Columbia Historic Survey. The form and content of the application shall be substantially as set forth in "Exhibit A" attached hereto and made a part hereof as fully as if set forth herein verbatim.

SECTION 2. The City Manager is authorized to execute all documents for acceptance of the grant from the Missouri Department of Natural Resources.

ADOPTED this 21st day of September, 2015.

Res. 170-14; Authorizing a FY 2015 Historic Preservation Fund Grants Predevelopment and Development Projects Application to fund the repair and restoration work on the interior of the historic Maplewood House

Council Bill No. R 170-14

A RESOLUTION

authorizing the City Manager to submit a FY 2015 Historic Preservation Fund Grants Predevelopment and Development Projects Application to the Missouri Department of Natural Resources to fund the repair and restoration work on the interior of the historic Maplewood House.

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

SECTION 1. The City Manager is hereby authorized to submit a FY 2015 Historic Preservation Fund Grants Predevelopment and Development Projects Application to the Missouri Department of Natural Resources to fund the repair and restoration work on the interior of the historic Maplewood House. The form and content of the application shall be substantially as set forth in "Exhibit A" attached hereto and made a part hereof as fully as if set forth herein verbatim.

SECTION 2. The City Manager is authorized to execute all documents for acceptance of the grant from the Missouri Department of Natural Resources.

ADOPTED this 15th day of September, 2014.

A RESOLUTION

authorizing the City Manager to submit a 2014 Historic Preservation Fund Grants Planning/Outreach Projects Pre-Application to the Missouri Department of Natural Resources to host a historic preservation hands-on educational workshop.

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

SECTION 1. The City Manager is hereby authorized to submit a 2014 Historic Preservation Fund Grants Planning/Outreach Projects Pre-Application to the Missouri Department of Natural Resources to host a historic preservation hands-on educational workshop. The form and content of the application shall be substantially as set forth in "Exhibit A" attached hereto and made a part hereof as fully as if set forth herein verbatim.

SECTION 2. The City Manager is authorized to execute all documents for acceptance of the grant from the Missouri Department of Natural Resources.

ADOPTED this 16th day of September, 2013.

A RESOLUTION

authorizing the City Manager to submit a 2013 Historic Preservation Fund Grants Planning/Outreach Projects Final Application to the Missouri Department of Natural Resources to host the 2013 Statewide Preservation Conference in Columbia, Missouri.

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

SECTION 1. The City Manager is hereby authorized to submit a 2013 Historic Preservation Fund Grants Planning/Outreach Projects Final Application to the Missouri Department of Natural Resources to host the 2013 Statewide Preservation Conference in Columbia, Missouri. The form and content of the application shall be substantially as set forth in "Exhibit A" attached hereto and made a part hereof as fully as if set forth herein verbatim.

SECTION 2. The City Manager is authorized to execute all documents for acceptance of the grant from the Missouri Department of Natural Resources.

WITHDRAWN this 17th day of September, 2012.

Historic Preservation Commission Manual

Second Edition
April 2016

Chapter 7 Policy Resolutions Related to Historic Preservation

Permanent Record
Filed in Clerk's Office

A POLICY RESOLUTION

establishing a revised policy relating to the repair, maintenance and restoration of brick paved streets in the City of Columbia.

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

SECTION 1. Policy Resolution PR 229-13A adopted on March 17, 2014, which established a policy relating to the repair, maintenance and restoration of brick paved streets in the City of Columbia, is hereby repealed.

SECTION 2. The City Council of the City of Columbia, Missouri hereby establishes the following policy relating to the repair, maintenance and restoration of brick paved streets:

- A. Objective: The objective of this policy relating to the City of Columbia's repair, maintenance and restoration of brick paved streets is to provide direction to the Public Works Department and private contractors as to the treatment of exposed and covered brick streets during routine maintenance, capital improvements, and other utility and street work.
- B. Foundation for City Council actions: Columbia's Community Vision, accepted by the City Council on February 4, 2008, and "Columbia Imagined: The Plan for How We Live and Grow," adopted by the City Council on October 7, 2013, states, in part under Community Character, "...the City of Columbia protects and encourages the expression of its historic and natural character, uniting the community with sustainable, healthy planning and design, beautifying the streets and lives of its citizens..."; Columbia's Brick Streets were recognized by the Historic Preservation Commission as a Most Notable Property in 2010.
- C. Overall guiding principles:
 - 1. No removal of covered or exposed brick pavement within a recognized Core Brick Street Zone:

The Public Works Department and private contractors working within City rights-of-way shall not remove any brick pavement, covered or exposed, within the following core zone boundary: from north to south inclusive of Ash Street and Rollins Street and east to west inclusive of Fourth Street and College Avenue; and all streets located within a National Register or locally

designated neighborhood historic district including the East Campus Neighborhood Historic District.

2. Repair, maintenance and restoration of currently exposed brick streets:

The following provisions shall apply to any currently exposed brick street within the city limits of Columbia:

i. No currently exposed brick street can be paved over with any other paving material.

ii. No currently exposed brick pavement can be permanently removed.

iii. If any work performed on exposed brick streets requires removal of the pavement, pavement shall be restored using the displaced bricks as a first priority. Any additional pavement required shall be from a supply of salvaged or purchased matching historic pavement.

iv. If any area larger than 500 square feet is disturbed, the repair shall include concrete pavement installed to the current City standard beneath the brick pavement.

v. The City of Columbia shall fund as necessary for the repair, maintenance and restoration of all exposed brick streets from the following variety of funding sources: 2015 Capital Improvements Sales Tax Bond, Transportation Sales Tax, County Road Rebate Tax, and any other federal and state grants as needed for completion.

vi. All currently exposed brick streets shall be re-laid as described in 2.iv. within a period of twenty (20) years in the following order:

- (1) Cherry Street from Fourth Street east to Seventh Street, including the intersections of Fifth and Sixth Streets.
- (2) Seventh Street from Locust Street south to Elm Street.
- (3) Lee Street.
- (4) Bouchelle Avenue from College Avenue to William Street.
- (5) University Avenue from College Avenue to William Street.
- (6) Waugh Street from Broadway south to Locust Street.
- (7) Sanford Street.

3. Repair, maintenance and restoration of currently covered brick streets within the recognized core brick street zone:

The following provisions shall apply to any currently covered (via paving material) brick street within the city limits of Columbia:

i. No brick pavement shall be permanently removed within the core zone described above.

ii. All maintenance and restoration of streets within the core zone shall be done with first priority to using salvaged or purchased paving brick that matches the historic brick.

iii. If, during the course of any street work, it is necessary for the City or a private contractor working within City rights-of-way to remove brick pavement, the brick shall be replaced as described in 2.iv. prior to replacement of current exposed pavement, or if the work is performed in a priority street as described in 3.iv., the brick shall be cleaned and stored for replacement when an entire block of the street is restored with exposed brick. Private contractors working within City rights-of-way shall place the bricks on pallets and deliver the bricks to the City's Public Works Department for storage and later use.

iv. Funding as indicated in section 2.v. may, after a successful demonstration project, also be allocated during each budget cycle to uncover the following prioritized list of covered brick streets within the core zone.

- (1) Elm Street from Fifth Street east to Hitt Street.
- (2) Cherry Street from Seventh Street east to Hitt Street.
- (3) Eighth Street from Walnut Street south to Elm Street.
- (4) Ninth Street from Walnut Street south to University Avenue.
- (5) Walnut Street from Eighth Street east to St. Joseph Street.
- (6) Broadway from Fourth Street east to Waugh Street.

v. The Public Works Department, with input from the Historic Preservation Commission, Disabilities Commission and interested parties, shall periodically update the above list by adding streets based upon public interest.

4. Repairs, maintenance and restoration of covered brick pavement outside of the core zone:

i. An ordinance shall be passed to allow a majority (percentage to be established) of the property owners living on a portion of at least one block of a street with historic brick pavement, to request that their street be restored using either historic or modern brick pavers dependent upon availability and subject to a special assessment of property tax to pay for the expense of such work.

ii. If any work is done upon a covered brick street outside of the core zone by the City or a private contractor working within City rights-of-way, any removed brick shall be cleaned and stored by the City for use in maintenance and repairs of other streets. Priority shall be given to using salvaged brick for maintenance and restoration of streets within the core zone over the same work on streets outside of the core zone.

ADOPTED this 2nd day of November, 2015.

ATTEST:

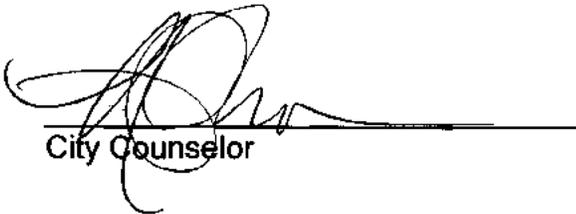


City Clerk



Mayor and Presiding Officer

APPROVED AS TO FORM:



City Counselor

Repealed

A POLICY RESOLUTION

adopting a policy relating to the repair, maintenance and restoration of brick paved streets in the City of Columbia.

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

SECTION 1. The City Council of the City of Columbia, Missouri adopts the following policy relating to the repair, maintenance and restoration of brick paved streets:

- A. Objective: The objective of this policy relating to the City of Columbia's repair, maintenance and restoration of brick paved streets is to provide direction to the Public Works Department as to the treatment of exposed and covered brick streets during routine maintenance, capital improvements, and other utility and street work.
- B. Foundation for City Council actions: Columbia's Community Vision, accepted by the City Council on February 4, 2008, states under Community Character, "...the City of Columbia protects and encourages the expression of its historic and natural character, uniting the community with sustainable, healthy planning and design, beautifying the streets and lives of its citizens..."; Columbia's Brick Streets were recognized by the Historic Preservation Commission as a Most Notable Property in 2009.

C. Overall guiding principles:

- 1. No removal of covered or exposed brick pavement within a recognized Core Brick Street Zone:

The Public Works Department shall not remove any brick pavement, covered or exposed, within the following core zone boundary: from north to south inclusive of Ash Street and Rollins Street and east to west inclusive of Fourth Street and College Avenue; and all streets located within a National Register or locally designated historic district.

- 2. Repair, maintenance and restoration of currently exposed brick streets:

The following provisions shall apply to any currently exposed brick street within the city limits of Columbia:

- i. No currently exposed brick street can be paved over with any other paving material.

ii. No currently exposed brick pavement can be permanently removed.

iii. If any work performed on exposed brick streets requires removal of the pavement, pavement shall be restored using the displaced bricks as a first priority. Any additional pavement required shall be from a supply of salvaged or purchased matching historic pavement.

iv. If any area larger than 500 square feet is disturbed, the repair shall include concrete pavement installed to the current City standard beneath the brick pavement.

v. The City of Columbia shall fund as necessary for the repair, maintenance and restoration of all exposed brick streets from the following variety of funding sources: 2015 Capital Improvements Sales Tax Bond, Transportation Sales Tax, County Road Rebate Tax, and any other federal and state grants as needed for completion.

vi. All currently exposed brick streets shall be re-laid as described in 2.iv. within a period of twenty (20) years in the following order:

- (1) Cherry Street from Fourth Street east to Seventh Street, including the intersections of Fifth and Sixth Streets.
- (2) Seventh Street from Locust Street south to Elm Street.
- (3) Waugh Street from Broadway south to Locust Street.
- (4) Sanford Street.

3. Repair, maintenance and restoration of currently covered brick streets within the core zone:

The following provisions shall apply to any currently covered (via paving material) brick street within the city limits of Columbia:

i. No brick pavement shall be permanently removed within the core zone described above.

ii. All maintenance and restoration of streets within the core zone shall be done with first priority to using salvaged or purchased paving brick that matches the historic brick.

iii. If, during the course of any street work, it is necessary to remove brick pavement, the brick shall be replaced as described in 2.iv. prior to

replacement of current exposed pavement, or if the work is performed in a priority street as described in 3.iv., the brick shall be cleaned and stored for replacement when an entire block of the street is restored with exposed brick.

iv. Funding as indicated in section 2.v. may, after a successful demonstration project, also be allocated during each budget cycle to uncover the following prioritized list of covered brick streets within the core zone.

- (1) Elm Street from Fifth Street east to Hitt Street.
- (2) Cherry Street from Seventh Street east to Hitt Street.
- (3) Eighth Street from Walnut Street south to Elm Street.
- (4) Ninth Street from Walnut Street south to University Avenue.
- (5) Walnut Street from Eighth Street east to St. Joseph Street.
- (6) Broadway from Fourth Street east to Waugh Street.

v. The Public Works Department, with input from the Historic Preservation Commission, Disabilities Commission and interested parties, shall periodically update the above list by adding streets based upon public interest.

4. Repairs, maintenance and restoration of covered brick pavement outside of the core zone:

i. An ordinance shall be passed to allow a majority (percentage to be established) of the property owners living on a portion of at least one block of a street with historic brick pavement, to request that their street be restored using either historic or modern brick pavers dependent upon availability and subject to a special assessment of property tax to pay for the expense of such work.

ii. If any work is done upon a covered brick street outside of the core zone, any removed brick shall be cleaned and stored for use in maintenance and repairs of other streets. Priority shall be given to using salvaged brick for maintenance and restoration of streets within the core zone over the same work on streets outside of the core zone.

ADOPTED this 17th day of March, 2014.

Historic Preservation Commission Manual

Second Edition
April 2016

Chapter 8 City Attorney Statements about Sunshine Law

INTER-DEPARTMENTAL MEMO

TO: City Council
City Boards, Commissions, Committees and Task Forces

FROM: Fred Boeckmann, City Counselor

DATE: August 4, 2004

RE: Sunshine Law

The Missouri General Assembly made a number of changes in the Sunshine Law that take effect on August 28, 2004. This memo will discuss some of those changes and review Sunshine Law requirements pertaining to meetings.

APPLICABILITY

The City Council and all City boards, commissions, committees, task forces and similar groups are "public governmental bodies" subject to the Sunshine Law and corresponding City ordinances. So are subcommittees of these groups.

NOTICE OF MEETINGS

Notice of the time, date, place and tentative agenda of each meeting must be given in a manner reasonably calculated to advise the public of the matters to be considered. Notice of a meeting must be posted at least 24 hours, exclusive of weekends and holidays, before the meeting. The notice must be posted on the bulletin board in the 4th floor hallway of the Daniel Boone Building and, if the meeting is not held in the Daniel Boone Building, on a bulletin board or other prominent place which is easily accessible to the public and clearly designated for that purpose in the building in which the meeting is to be held.

The definition of "public meeting" has been amended to specifically include meetings conducted by conference call, video conferences, internet chat and internet message board. The notice of meeting provisions of the Sunshine Law now provide that a meeting conducted by telephone or other electronic means must identify the mode by which the meeting will be conducted and designate a location where the public may observe and attend the meeting. If a public body plans to meet by internet chat, internet message board or other computer link, it must post a notice of the meeting on its website in addition to its principal office and shall notify the public how to access the meeting.

MEETINGS

Public governmental bodies must allow open meetings to be recorded by audio tape, video tape or other electronic means. Public bodies may establish guidelines regarding the manner in which recordings are conducted to minimize disruptions.

Minutes of all meetings must be taken and retained. (Before the recent amendment, only minutes of open meetings were required.) "Meetings" includes work sessions as well as regular meetings. Minutes must include the date, time, place, members present, members absent, and a record of any votes taken. When a roll call vote is taken, the minutes must attribute each affirmative vote, negative vote or abstention to the individual member of the group. The Sunshine Law does not require a summary of discussions.

Minutes should either be given to the City Clerk for retention or kept at some other location in a City building where they are available to the public. The City Clerk should be informed of the location of minutes not kept in the Clerk's office.

E-MAIL AND LIST SERVERS

The amended Sunshine Law addresses the use of e-mail. Some e-mails are specifically designated as public records. Discussions carried on in group e-mails by members of a public governmental body are meetings.

The amended Sunshine Law provides that if a member of a public governmental body e-mails two or more members of the body so that a majority of the body, counting the sender, are copied, the member must also copy the custodian of records or the member's public office computer. The message becomes a public record subject to the Sunshine Law.

The amended definition of "public meeting" is "any meeting of a public governmental body...at which any public business is discussed, decided or public policy formulated, whether such meeting is conducted in person or by means of communications equipment, including, but not limited to, conference call, video conference, internet chat, or internet message board..." A discussion of public business by a majority of a public governmental body by means of group e-mail or a list server falls within this definition.

The new notice provisions of the Sunshine Law provide that if a public governmental body plans to meet by internet message board "or other computer link," it must post a notice of the meeting on its website and notify the public how to access the meeting.

The City currently has no practical way to provide the public with reasonable access to messages sent using group e-mail or list servers. Accordingly, the City Council and City boards and commissions should not use group e-mail or list servers to carry on discussions of City business.

PENALTIES

The penalties for violating the Sunshine Law have been increased. A person who "knowingly" violates the law is subject to a fine of up to \$1,000. A person who "purposely" violates the law is subject to a fine of up to \$5,000.

MORE INFORMATION

Questions regarding the Sunshine Law may be directed to the City's Law Department at 874-7223. The Sunshine Law is contained in Chapter 610 of the Revised Statutes of Missouri (Secs. 610.010 through 610.035). The Sunshine Law and information on the law can be found on the Missouri Attorney General's website www.moago.org. The City's policies complying with the Sunshine Law are contained in Chapter 2 of the City Code (Secs. 2-23 through 2-25.6). The ordinances are on the City's website www.gocolumbiamo.com.

Historic Preservation Commission Manual

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April 2016

Chapter 9
Open

Historic Preservation Commission Manual

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April 2016

Chapter 10 Areas of City Surveyed

<http://dnr.mo.gov/shpo/survey-eg.htm>

Areas of City Surveyed see <http://dnr.mo.gov/shpo/survey-eg.htm> for copies of:

- 10.1 Downtown Columbia (1979): Report & Survey
- 10.2 Downtown Columbia (2003) Report & Survey
- 10.3 East Campus Neighborhood (1994): Report, Map and Survey
- 10.4 Garth's Addition, Columbia (2006): Report, Map and Survey
- 10.5 Locust Historic Study Area, Columbia (2009): Report and Survey with Map
- 10.6 West Broadway Historic District, Columbia (1978): Report, Map and Survey
- 10.7 Broadway Historic District, Columbia (2009): Map and Survey
- 10.8 North Central Columbia Survey (?2016)

DOWNTOWN COLUMBIA
AN ARCHITECTURAL SURVEY

A report to the Columbia City Council

Mary J. Matthews
City of Columbia

May 1, 1979

The State Historical Society of Missouri was invaluable in researching this project and allowing me to copy all their archival photographs for the survey. Bob Garrett of Columbia's P.A.S.T., Ron Westenhaver, Dr. John Crighton, and Marian Ohman provided much time and assistance. However, the one person without whose wisdom, lively reminiscences, and enthusiasm this material could not have been compiled is Columbia's quintessential citizen, Max Woods.

Downtown Columbia: An Architectural Survey

The Downtown's Architectural History

In the fall of 1818 when Richard Gentry built Smithton's first house, the present site of Columbia was a wilderness. Gentry was truly Columbia's founding father: the town was not even laid out until the following winter, and the first sale of lots was not held until the spring of 1819. There was no architectural pretentiousness in Smithton. The entire town, which was located at today's intersection of Walnut and Garth, consisted of crude log cabins housing about twenty people.

In May of 1821 after three fruitless attempts to find water, Smithton's cabins were abandoned and the town moved south to begin anew, at Flat Branch Creek. Thus small Flat Branch Creek, today concreted, sewerred, littered, and neglected, was the Nile River of Columbia's birth. The original town of Columbia, Old Town on the plat maps, was platted around the log cabin of Thomas Duly at the southeast corner of Fifth and Broadway. This site today is occupied by a one-story brick building housing Columbia Auto Parts.

Thus Columbia's early commercial area began to grow at the west end of Broadway. The first brick house, belonging to Thomas Hardin, was built near the northeast corner of Fifth and Locust in 1821. This building was quite an anomaly at such an early date, when Columbia's architecture was still dominated by log and frame structures. The earliest business establishments were Peter Kerney's grocery at the northeast corner of Broadway and Fifth (today a Standard Service Station), and Abraham Williams' Dry Goods at the southwest corner (today Ed's Cafe.) In 1824 Columbia's first brick store was built by Richard Estes on the southeast corner of Broadway and Seventh Streets (today the Pizza Inn.) And so Columbia was well on its way to establishing a profitable business community. It was during this time in the 1820's that a battle of the wills was waged between two of Columbia's most prominent and unforgettable citizens, Dr. William Jewell and Colonel Richard Gentry.

Dr. Jewell wanted the center of downtown to radiate from Fifth Street, which at that time was the center of the business district. Gentry, on the other hand, wanted to establish the main business area further east in order to be near the new courthouse. The battle lines were drawn. That Gentry's view prevailed is evident today in Columbia's central business district location. Gentry himself built a stagecoach stop and tavern at the northeast corner of Ninth and Broadway (today Boone National Savings and Loan.)

This was perhaps the only time in Columbia's early business history that Dr. William Jewell's overwhelming strong will was denied. Jewell was to go on to become one of the major influences in the creation of downtown as we know it today. William Jewell was of Virginia descent and was a virtual American renaissance man. Doctor, lawyer, educator, statesman, architect, religious leader--these were only a few of the roles he undertook and in which he excelled. It was Jewell that stipulated that Broadway should be 100 feet wide so that livestock sales could be held in the street and carriages could be easily maneuvered around. Jewell advocated the construction of sidewalks and gutters in 1843 and was so best upon by property owners along Broadway that his life was threatened. However, Jewell's prestige might be illustrated by the fact that after all was said and done not one

Downtown Columbia: An Architectural Survey

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Illustrations

All photographs were copied due to the courtesy of the State Historical Society of Missouri.

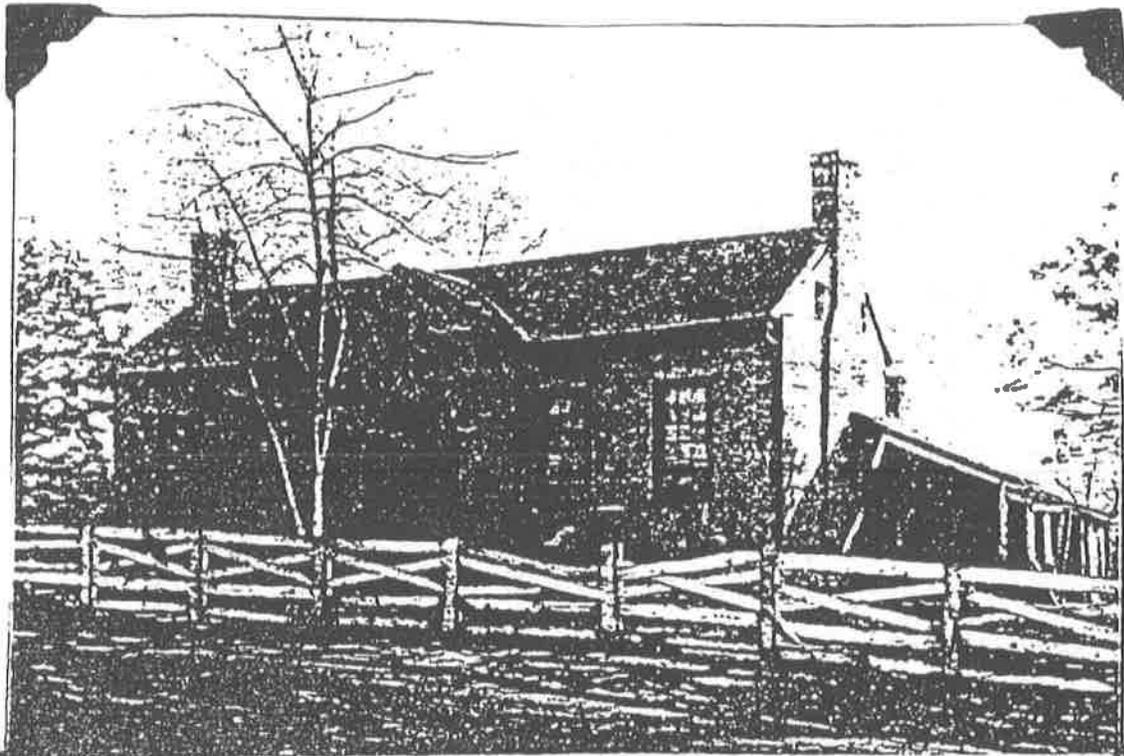
- Page 1: Home of Charles Hardin, first brick structure in Columbia, 1820.
Dr. William Jewell Residence, Sixth and Broadway, 1828-1929.
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The W.W. Garth home on Hitt Street
- Page 7: Downtown, circa 1925.
Downtown, circa 1945.
- Page 8: Columbia Commercial Club, circa 1910, South Ninth and Elm.

property owner brought suit. Another Jewell reform that brought an outcry from the special interest groups involved was establishing regulations for the inspection of slaughter houses, tan yards, livery stables, and pig stys. In spite of heated and often violent threats of reprisal, the regulations were of course established. Jewell was also the major architect of the old courthouse and is responsible for the design of the building so that it was exactly north of the center door of Academic Hall at the University of Missouri, thus establishing the "Avenue of the Columns." Jewell also built his own residence in 1828. True to his own ideals concerning Columbia's center, it was located on the northwest corner of Broadway and Sixth Streets. Jewell's home was an excellent example of early residential architecture in Columbia. Built of brick, the two-story structure was in a classic federal-style tradition with a steep gable roof and windows with flat-arched lintels topped by pronounced keystones. This sturdy house, built with hand-hewn laths and solid walnut woodwork, survived to see its 100th birthday in 1928. At that time it was acclaimed as the oldest remaining building on Broadway. The house was then summarily demolished in 1929 for a filling station; the site today is a parking lot.

Even though Columbia began to build in brick into the 1830's, many of the early buildings were still of plain frame construction, especially the businesses off Broadway. Because of the hazards of fire, these buildings almost annually burned in conflagrations of great community excitement and were almost always replaced with brick "fireproof" construction. Ill. number 2 provides a valuable insight into the architecture of downtown Columbia in the early half of the nineteenth century. The center brick structure housing the Exchange National Bank and Gilman and Dorsey is a beautifully designed and well-proportioned building with classical lines. The fancy mullion windows and tall first floor windows portrayed it to be a building of some importance. In contrast to this elegance and extravagance is the simple house to the east, frame, gable roof, and, in reference to other days when Columbia was not quite so safe and civilized, sturdy wooden shutters on the first floor windows. This window also reveals a design element in the signage of the day: simple, straightforward, and unobtrusive placards which in no way competed with the building. The druggist to the east announces his business even more subtly, with a mortar placed on a wooden post.

The 1860's and 1870's saw a definite style of constructed being erected in downtown Columbia. The Italianate commercial structure began in the east before the Civil War and extended to the wilderness of Missouri several decades later. A typical building of this style was the Boone County Bank building, constructed in 1868. Brick, three story, round-arched windows with prominent eyebrow window heads, a pressed tin cornice, and a cast-iron front on this building all combine to exemplify early Italianate commercial construction. This basic formula was to continue well into the 1880's.

One of the most uniform design elements found in Columbia's victorian construction was the cast-iron storefront. This storefront came in with Italianate construction and was to be the standard storefront design for well over half a century. The columns were usually cast in St. Louis and often had the foundry and location stamped on the base. When glass was placed between the columns a very attractive, tall expansive window space was created. These tall windows, along with the first floor arched windows present on the other facades, provided sunshine and light to what were often dingy working conditions. Broadway was once a solid street of these facades. Today only one cast-iron storefront on Broadway survives: the McKinney Building,



HOME OF CHARLES HARDIN, FIRST BRICK RESIDENCE IN COLUMBIA

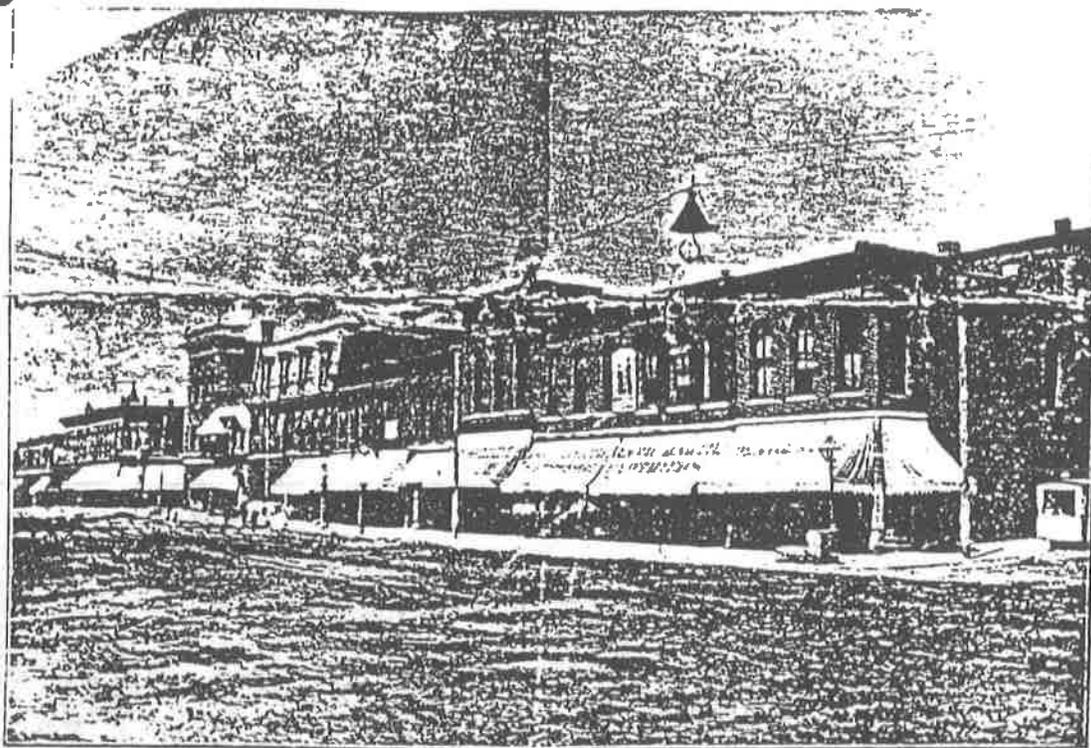


The Dr. Wm. Jewell residence, built in 1828.



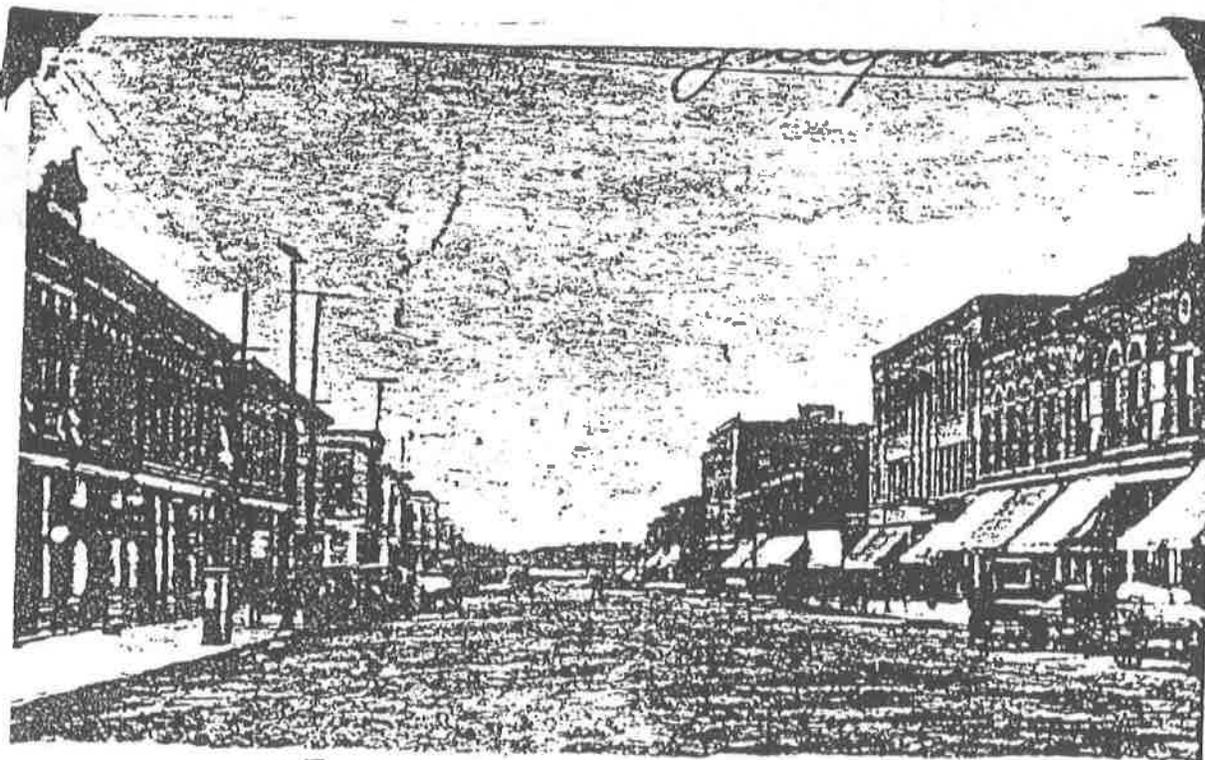
OLD COLUMBIA—NORTH SIDE OF BROADWAY FIFTY YEARS AGO

HARTH & ULINERICALS, BOONE COUNTY NATIONAL BANK, T. B. GENTHY'S STORE, EXCHANGE NATIONAL BANK, OLSEN & ANDERSON,
J. T. SINGLETON'S TAILOR SHOP, DR. W. T. LINDO'S OFFICE, H. M. BAUMGARTNER'S HARDWARE
SHOP AND DR. R. VICTOR'S DRUG STORE



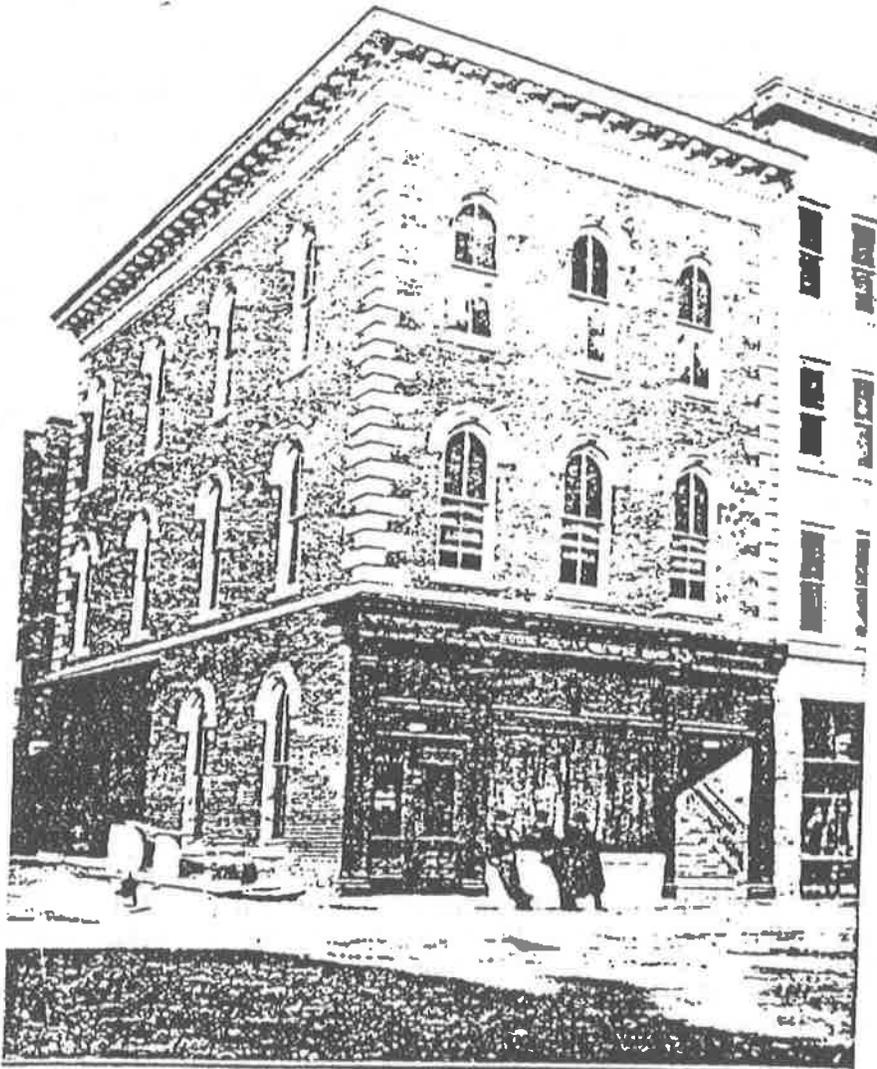
BROADWAY—LOOKING WEST.

Note the cast-iron storefront, so prevalent in downtown Columbia in the 1880's.



BROADWAY, COLUMBIA, MO.

John Charles



BOONE COUNTY NATIONAL BANK BUILDING

and a more intimate acquaintance are accustomed to look upon Ohio
Representative and Finance

built as late as 1917. It has been beautifully restored and is now the home of Ansel Richards. A few others that are still intact off Broadway include the Columbia Art League, Horton's Antiques, and the Wabash Arms block (once the Athens Hotel.) These storefronts should be preserved. Bits and pieces of other old storefronts survive after drastic alterations: lonely columns can be seen at David Paine, Fox Photo, and the Acacia Lodge on north Ninth Street and Walnut.

In the 1880's fires continued to destroy many of Columbia's pre-Civil War buildings; in 1886 the entire 900 block excepting the very western-most end of Broadway burned, including many buildings to the south. In 1895 several buildings at Tenth and Broadway on the north side burned; these fires give us the exact dates of the blocks that are there today. Through the 1890's a more ornate victorian influence was discernable in new construction: decorative details of stained glass, slate roofs, iron cresting, bevelled doors, carved stonework, and pressed tin gable ornaments exhibiting the building's name and date were common. Perhaps the most victorian of all Columbia's buildings of this era is the Herald-Tribune building (today Lucille's), built in 1893 by Morris Frederick Bell, the architect of Jesse Hall.

By the turn of the century a distinct classicizing influence was beginning to be seen in downtown Columbia. The new century brought in even more income for Columbia merchants and expensive materials such as cut stone and decorative brick were used. The Parker Brothers furniture store (today Harzfeld's) is a good example of this transition style. Built in 1906, the fancy cut stone ornamentation and decorative cornice treatment have been applied to red brick and the cast-iron front of the old school. As the first decade wore on, bricks of different colors and textures began to be seen, combined with such classical elements as scroll-like supports and square window treatments (the Kress Building, 1909, today Mehornay's Furniture.) Around 1910 terra cotta came into use and from that point on was to dominate architectural detailing in Columbia well into the 1930's. One of Columbia's finest examples of commercial architecture in 1910 is the C.B. Miller building with its outstanding terra cotta ornamentation, made by Jim Ryan and Steve Blue of Columbia's Stewart Bros. Construction Company.

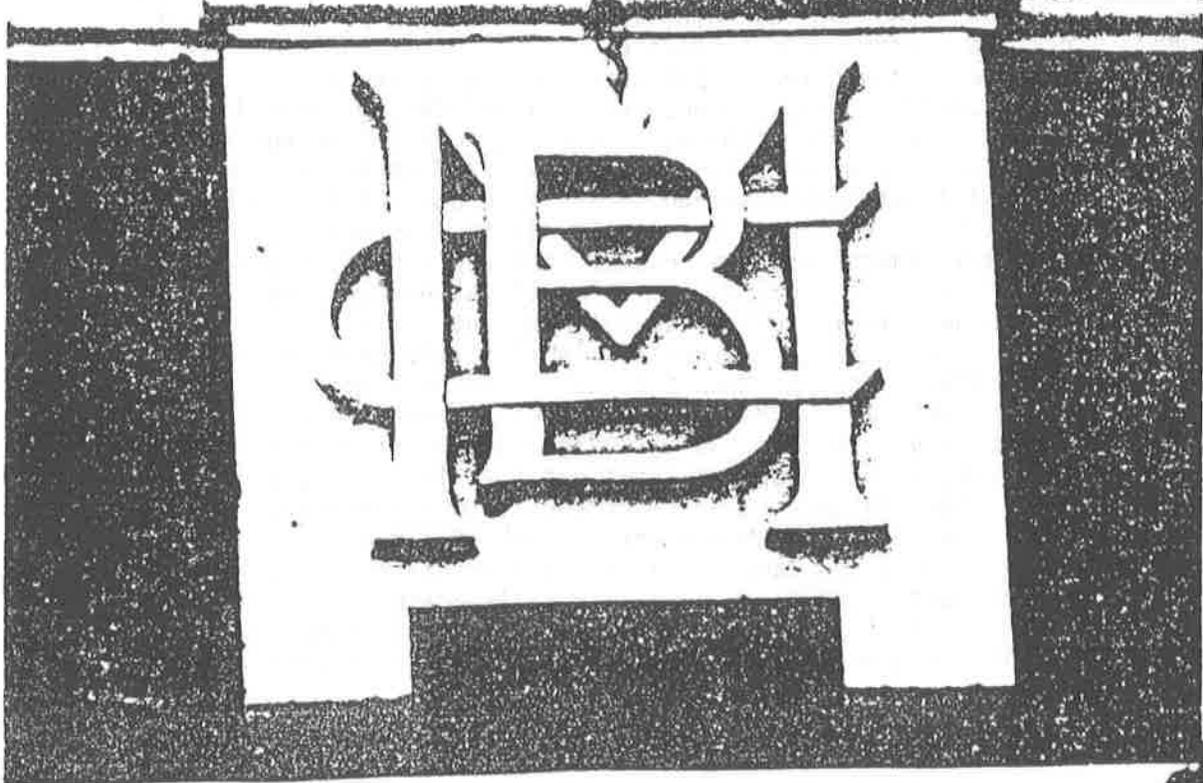
The late teens, 20's, and 30's saw little real change in Columbia's architectural styling from 1910. A period of great wealth and rapid growth, it was during these three decades that Columbia's most monumental civic, commercial, and theatrical structures were erected.

The Boone County Bank, constructed of Carthage stone and built in 1916 by the Chicago firm of Weary and Alford, received nationwide acclaim as "the best among current notable architecture" in 1924. The Daniel Boone Tavern was constructed in 1917, and in the 20's fine terra cotta work reached its peak in the Boone National Savings and Loan building (S.L. Shepherd, 1921), and in the Central Dairy Building (Harry Satterlee Bill, 1927.)

Terra cotta became the predominant mode of decoration in the art deco style. Two fine art deco buildings in downtown Columbia include the present Record Bar building and the Novus Shop. The fine polychromatic terra cotta decoration on the Record Bar was placed on an older building as part of a new facade in the early 30's. The Novus Shop on south Ninth Street, built in 1936, perhaps best exemplifies the sunrise and floriated patterns of the art deco. The style of Beaux-Arts Classicism was also exhibited in this era in two Columbia landmarks: the Municipal Building (1932) and the Tiger Hotel (1926.) The Municipal Building, with its decorative stonework and classical lines has been called Columbia's "capitoline hill." The Tiger Hotel still sports much of its original interior Beaux-Arts decoration.



Boone County Trust Company. Columbia, Mo.



Also during the early teens architecture with a new purpose was being introduced to downtown Columbia: entertainment. The new theatres and moving picture houses were enthusiastically received. The Columbia Theatre, built in 1906, was one of the first of such buildings and was eventually followed by such fine buildings as the Hall Theatre, the Missouri Theatre, and the Varsity Theatre. It was about this time too that the automobile came, and Broadway sported a line of roadsters parked diagonally down its center line. With the cars came garages, and many corner sites were cleared of their older structures for gas stations and repair shops. The building perhaps best-exemplifying this service station ethic was the Alton Garage, built in 1927 and exhibiting small terra cotta decoration at the cornice level (today Bullwinkle's.)

From the 40's to today

The 1940's saw a great change taking place in downtowns throughout the nation. The war brought a need for austerity, and few buildings were constructed during the early 40's. This trend was completely reversed with the post-war boom. With great migrations of families now turning to urban centers, small towns with attractions such as industry or educational facilities experienced an unprecedented population boom, a boom which many of the small traditional downtown areas were not capable of handling. A new demand for services coupled with new opportunities for profit often tended to completely submerge design, quality, or service considerations, all of primary concern in the old school of business, in a rush for the dollar.

In this period of rapid growth older downtowns began to deteriorate. Victorian buildings began to be considered unsightly. The hodge-podge face of Main Street, which by now consisted of buildings of various styles and traditions, many in deteriorated states, and many sporting 1940's neon signs and other unsightly additions, was not attractive. In the name of modernization many beautiful buildings were defaced and disfigured with new storefronts and additions such as shingle or concrete canopies, meant to make Main Street more consistent in design.

Another important change taking place in the 1950's and continuing on into the 60's was a sweeping change in ownership. It was during these decades that buildings began to lose their original ownerships, often sinking into second or third generation estates or being sold to owners from outside the community. These new owners did not have a strong sense of responsibility, pride, or tradition for the buildings their fathers had built, and neglect and haphazard remodeling and maintenance was the result. This new ownership was often coupled with an increase in real estate values in older downtown areas--an increase that did not always reflect actual rent and realistic square-footage leasing. Therefore the paradox arose of having the land upon which the older building rested being worth far more than the building itself.

And, with the 60's, of course came the great competition--first shopping centers and then shopping malls. The advantages of unlimited parking and shiny, easily accessible shopping areas put the older downtowns at a distinct disadvantage. By this time all of the factors mentioned: neglect, deterioration of the buildings themselves, a lack of cooperation between the various owners and proprietors, and an ever-increasing confusion between these proprietors as to handle the predatory malls--came close to destroying many of America's traditional central business districts. Many downtown areas, in a feverish rush to compete and to play the shopping mall game, destroyed

the very resource that was capable of saving them: their distinctive architectural tradition. And so black asphalt contributed even more to a shabby "old" downtown image. This decline, with its various symptoms, can still be seen happening today, all over the country.

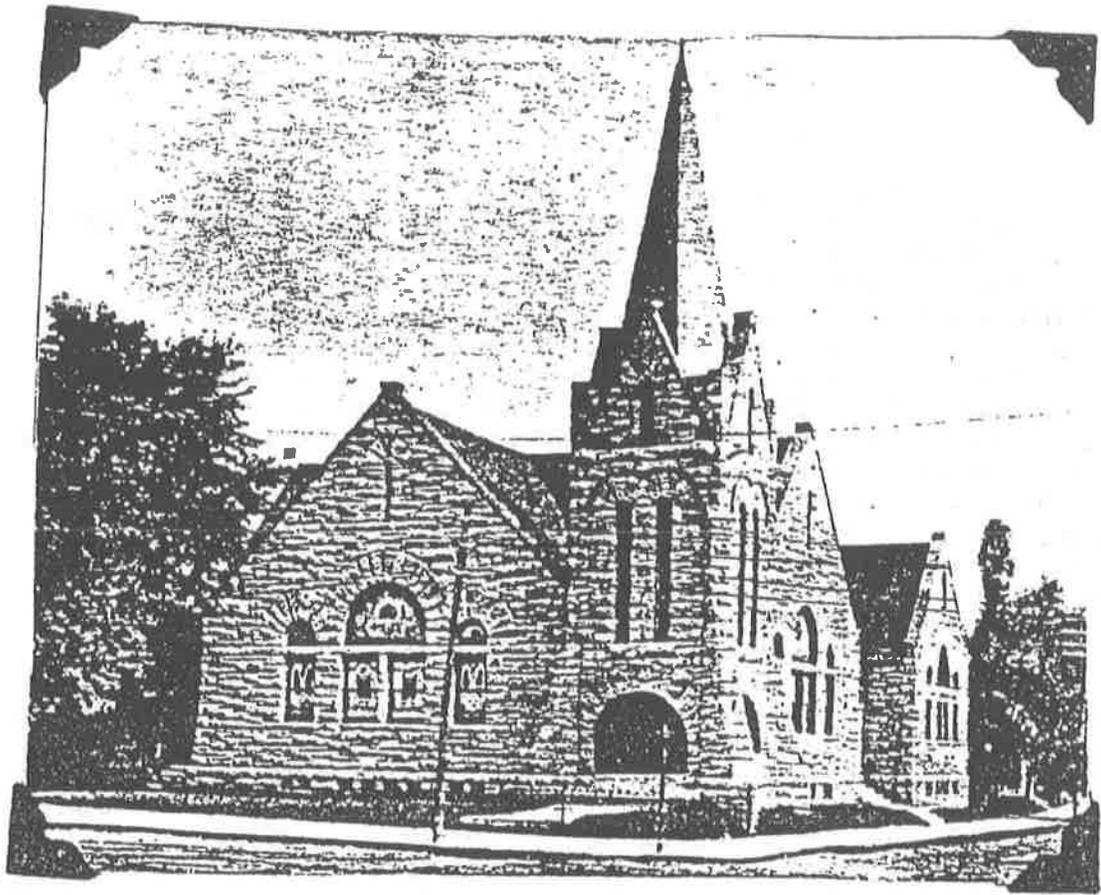
Columbia was to follow all of these trends, and, because of the colleges here, received even bigger doses than the average community. By 1940 the face of downtown Columbia had been drastically altered from its victorian days. Many of the nineteenth century buildings survived but were radically changed. Many new facades had been placed over the old round-arched storefronts (Neate's, 1927; Mueller's Florists, 1930). Few of the original cast-iron storefronts remained. In the early 1940's new flashy signs had appeared; although new construction was scarce during the war era, the streamlined shiny chrome and neon sign of Max Gill's pharmacy typifies the 1940's design element.

After the war downtown Columbia changed even more. As has been stated, the single-most disastrous influence on areas of historical value has proven to be an uncontrolled sudden population growth, almost always accompanied by an unprecedented boom in real estate development and, subsequently, a tremendous injection of money into the business market. Columbia went from a provincial town of 14,967 in 1930 to a bursting-at-the-seams educational and medical center of 36,650 in 1960. The largest increase occurred between 1940, population 18,399 and 1950, when the population nearly doubled to 31,397.

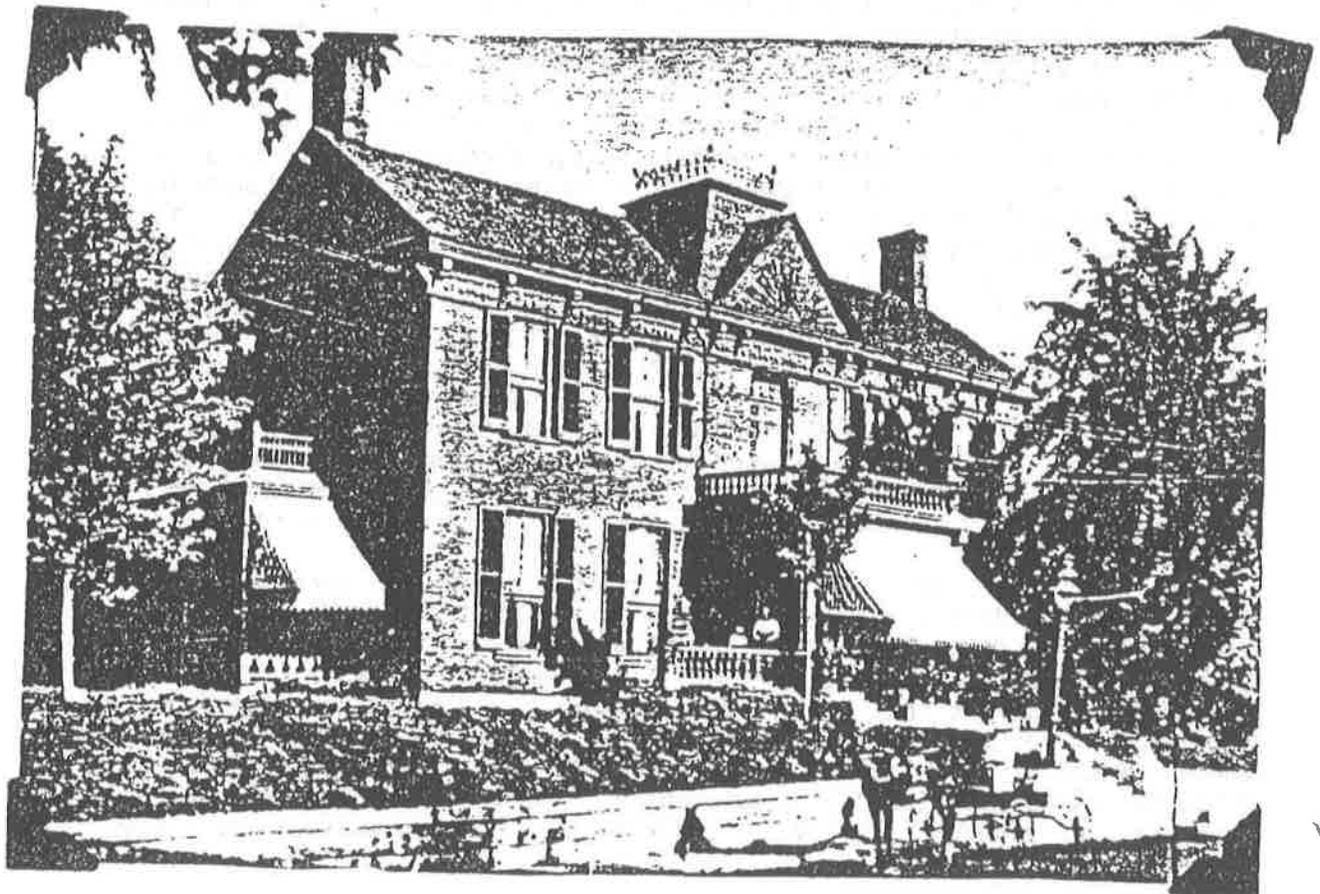
Sociological, economical, and environmental factors all contributed to the loss or drastic alteration of many of downtown Columbia's old commercial buildings. Many older structures could not compete in a real estate market calling for more space and astronomical square footage rents. Columbia began to lose. In 1957 the First Baptist Church, built in 1891, was demolished, including the famous Prewitt stained glass windows, for a new church. In 1966 the Presbyterian Church, another fine Romanesque 1894 building of native stone was demolished for a parking lot. The Presbyterians then built directly north demolishing one of Columbia's most fabulous residences, the Garth home. In 1973 the M.E. Church South was demolished for a donut shop and pizza parlor.

Drastic alterations on the exterior and interior destroyed craftsmanship worth thousands of dollars: in 1968 Boone County Bank's marble floors, black walnut panelling, chandeliers, and solid bronze doors were all torn out for red carpet and black and white wallpaper. Many building had the old round-arched windows filled in, and the decorative cornice removed (The Stephens Endowment Building, Greenspon's.) Sandblasting without professional guidance completely destroyed the brick on several buildings (Columbia Mercantile, Daniel Boone Tavern.) Second stories, when they became difficult to maintain, were simply whacked off (The Cheese Villa building, Best Tapes and Record building.) And, in an age where money became the predominant concern, there was no place for fantasy. Even the castles could fall, and they did: in 1972 the magnificent Seth Thomas clock and tower were removed from the Herald Tribune building.

In the late 1960's when victorian architecture came to be considered unsightly and outdated, Columbia's canopy was erected in an effort to "modernize." The canopy provided a concrete, solid barrier whose main purpose was to establish some order and consistency to Columbia's main street--a main street that had become a patchwork of unmatched first floors, deteriorating second floors, tacky signs, and boarded up windows. The new canopy effectively enabled the merchant to concentrate on only the lower floor of his building, both inside and out. Unity of design, architectural appreciation, pride of ownership--all were abandoned in a rush to multiply net sales.



Above, the First Presbyterian Church. Below, the Garth Home.



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In constructing new storefronts merchants did not bother to coordinate design or aesthetic values with the upper stories. The canopy also allowed the property owner to neglect his second story facade and allow it to disintegrate; when repair work was done it was often done without any design consideration and often actually depreciated the value of his building in aesthetic and therefore monetary terms. When tragedy struck and a building burned the canopy allowed the contractor to completely ignore aesthetic and architectural design and simply construct a one-story plain brick storefront. Consequently, new buildings on Broadway erected since the canopy are now at a distinct disadvantage to the older structures. These buildings, when placed in a block of two-story structures, can completely destroy the block's sense of rhythm and proportion. They do not function as architectural entities but rely on the canopy for their existence.

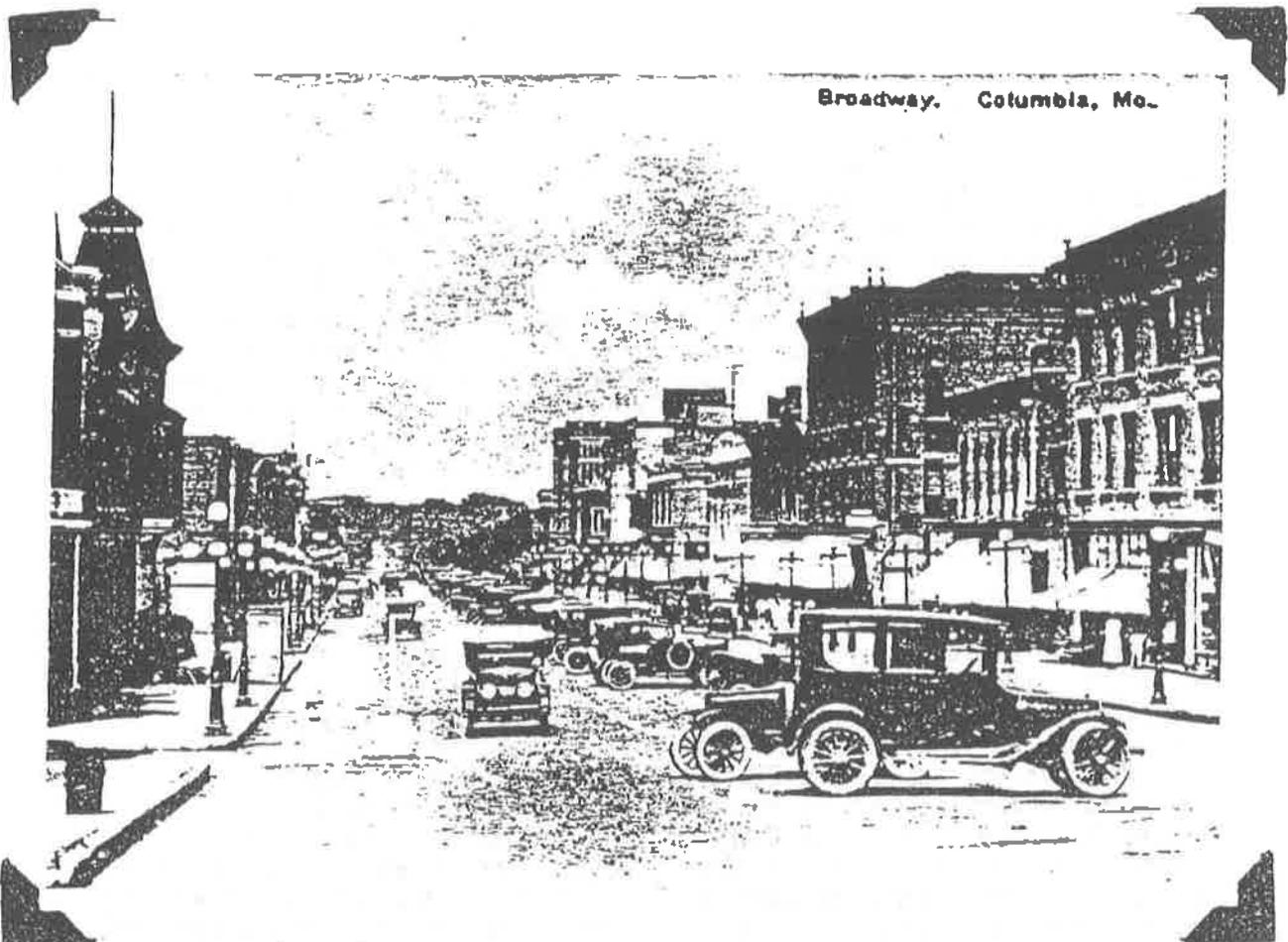
While the buildings in downtown Columbia changed, Columbia's dedicated "old guard" began to disappear. Men such as Odon Guitar, W.H. Hetzler, Emmett Clinkscales, W.L. Stephens and C.B. Miller not only were successful businessmen but were strong community leaders and philanthropists. The Columbia Commercial Club was established in the early 1900s: its sole purpose was to promote Columbia and to contribute to its growth and well-being. Perhaps this example is most indicative of the changes Columbia has undergone: the classical 1910 mansion and home of the Columbia Commercial Club is now the site of a Jack-in-the-Box.

When these great men died there were no other civic-minded leaders quite like them to take their place. Consequently absentee ownership and properties administered through estates are not in touch with the working machinations of a healthy business community. Younger men in the families tended to join with the new league of outside developers/entrepreneurs in investing in more profitable enterprises such as subdivision speculation and shopping center/mall development. This dearth of natives left Columbia with an ever-increasing loss of identity which continues to this day.

Columbia as an individual entity, as having a history, an identity, a culture, and a heritage of its own, separate and apart from the colleges, has become submerged. Stephens College and the University cannot be expected to consider Columbia's architectural heritage as important--therefore all of Columbia's historic properties (such as the Sanborn house) close to these ever-expanding entities are endangered. Because of the transient population of Columbia, often only the lucrative needs of special interest groups get fulfilled. Things have however begun to change: Stephens Park and West Broadway are two recent manifestations of this native discontent.

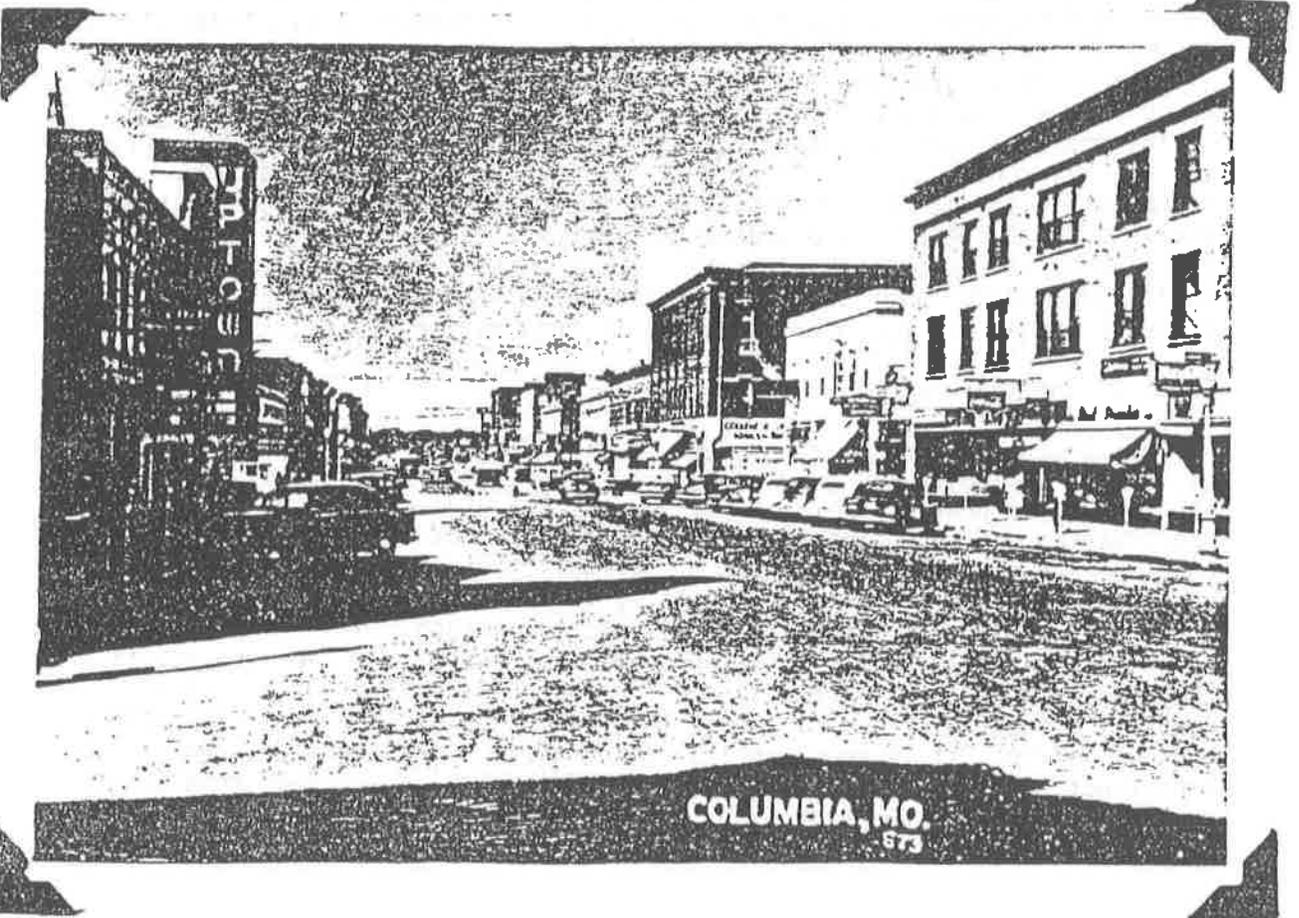
Downtown Revitalization

In order to counteract the destructive forces leading to the decline of America's traditional downtown areas, many small towns and larger cities are turning to downtown revitalization. The National Trust for Historic Preservation, in recognizing the dire need for a model for such a program and for "tried and true" methods of revitalization, sponsored a project entitled "Main Street" in 1977. Choosing three towns across the Midwest, the Trust began full-scale revitalization efforts in each. The initial findings have recently become available (See appendix.) The Main Street project is therefore the major reference source for the revitalization of an older central business district. In combating the various detrimental trends in downtown decline, it is important to recognize an older downtown area as a distinct, cohesive unit. Even though ownership is varied and there is no central management (the case with shopping malls), traffic control, promotion,



Broadway. Columbia, Mo.

Above, downtown Columbia, circa 1925. Below, circa 1945.



COLUMBIA, MO.
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marketing, land use, housing, design, building maintenance, and general appearance all contribute to one entity in the consumer's mind: downtown. It is for this reason that downtown Columbia should first and foremost be considered as a single entity. By this reasoning, any action pertaining to the downtown, whether it be in the form of tax assessment, parking, building alteration, traffic, development, etc. should carefully be considered for its impact on the entire downtown area and not just on individual businesses or on any one section of downtown Columbia.

The National Trust, in investigating the various reasons for downtown decline, found that merchants tended to panic in the face of impending shopping mall disaster and tried to compete with the malls on their terms: parking in particular became the general outcry. The real fact is that it is not necessary for older central business districts to do this. Downtown Columbia has such a vast resource potential that in actuality there is no need to compete with a shopping mall mentality. Location, history, experience, diversity, tradition, architecture, heritage--and most recently, the gas crisis--these are all inherent in downtown Columbia, characteristics that shopping malls will never have. And it is this vast resource potential that merely needs to be tapped to create a beautiful, healthy, and lucrative shopping experience in downtown Columbia.

The primary reason any downtown area is failing is an economic one, and should be realistically treated as such. Any downtown revitalization plan should start with a complete marketing and economic study of the downtown area. How many second floors are vacant? How much space is parking and what are pedestrian traffic patterns? How much square footage is not being utilized? What gaps are there in general customer service in terms of shopping variety? What do customers really think about the downtown area in terms of parking, convenience, prices, etc.? How much downtown business comes directly from the student population? What type of residential housing surrounds downtown? The economic study should be conducted, analyzed, and then specific recommendations given to make the downtown economically healthy. For example, Columbia now does not have a desirable living residential community on its borders. Such a community, once established and once given good access to the downtown area, could be a major turn towards a healthy economic status if basic services such as laundry, grocery, social security, and park space were integrated into the downtown.

Such an economic study should carefully consider land use, all areas open for future development, and accessibility to these areas. If a competent traffic and pedestrian plan were devised to link the central downtown area to its immediate environs from College to Providence to Park to Locust, there would be ample space for parking, new development, and park areas.

Downtown revitalization is an expansive project that should be undertaken on every level of community involvement. Downtown businessmen need to unite in a single organization that operates and manages downtown Columbia as a single entity. The unified promotional and marketing results of such an organization has potential for tremendous success. This group of gentlemen, somewhat reminiscent of the old Columbia Commercial Club, would be in charge of and privy to any action, plan, proposal, or design, whether public or private, whether monumental or incidental, that would affect downtown Columbia. This group, in conjunction with the city, would also be responsible for implementing a downtown revitalization plan. After an economic study has been conducted and a major plan laid out, complete with consultant's recommendations, this business organization should hire a full time coordinator to carry out these recommendations. Only when positive action is taken immediately are



The home of the Columbia Commercial Club, today the site of a Jack-in-the-Box.

Final Recommendations

Although there are many buildings in downtown Columbia significant in terms of history and architecture, there are some that stand out as being more significant than the rest. Although economic feasibility and land use planning are important aspects in proposing potential National Register designation for downtown Columbia's buildings, there are those buildings whose loss would be especially tragic. Since Broadway was Columbia's original muddy street from which the city sprung, those buildings on Broadway in terms of age and history as well as architectural significant stand out. For this reason a Broadway Street Historic District should be established. This district would include only those buildings facing Broadway of some historical or architectural value and those with restoration potential. This district is identified in the appendix.

The National Register program, besides the obvious honor of having a building so designated, does two things: number one, it protects the building from adverse federal intervention. This means if the building is threatened by a project using any type of federal funds, a review process must take place. The building can at any time be torn down by private, state, or city funds with no restrictions placed upon it whatsoever. Since the Tax Act of 1976 was passed another important element was injected into the process: that of providing economic incentives to owners of commercial National Register properties who wish to conduct certified rehabilitations of the properties. The Tax Act is involved and is explained in the appendix. However, a brief explanation might be warranted at this time.

If an owner of a building in the Broadway Street Historic District had the building recognized by the state as being significant, i.e. certified, then he could undertake a renovation project on the interior or exterior. This renovation should be coordinated with the State through an architect to insure that the rehab was consistent with the original architectural character of the building. Restoring storefronts, painting, cleaning, refinishing--these are qualified rehabs. Sandblasting, filling in second story windows, altering old storefronts, severely altering the facade--these are not. Although the rehab does not have to be an archivally correct restoration of the original building, it should be a renovation as opposed to a remodelling.

The Tax Act of 1976 then allows the owner of the building (and in some cases the long-term leasee) to deduct these expenditures from his taxes for a period of five years. For preservation development, the Tax Act has been the major key to many successful financial renovation projects. It is becoming a primary area of interest to those owning older buildings in a trust or to older owners with tax problems who wish to invest or simply wish to fix up their building. Two disincentives go along with the Tax Act: (1) The cost of building demolition cannot be deducted from taxes and (2) Only straight-line depreciation may be used in new construction.

There are of course other buildings in downtown Columbia that are also considered important to its heritage, not on Broadway. These buildings should be placed in a separate National Register district after a competent land-use feasibility study has been conducted as part of an overall revitalization plan. These buildings are identified in the appendix. There are other buildings or blocks in downtown, not shown, that might be considered eligible if (1) the owners were interested in the Tax Act and (2) if the areas in which they were located were designated for commercial use in a land use plan.

consultant's services effective. This coordinator would be charged with dealing with the problems of individual merchants, overseeing and organizing community support, interacting with the city, and implementing the consultant's economic and design recommendations. The coordinator would effectively unite all of these forces and individual efforts into a single, encompassing objective: revitalization of Columbia's downtown.

The Columbia Survey

In any downtown revitalization effort economics is the number one consideration. Running a very close second to economics is making full use of the one tremendous asset that most traditional downtowns have: its architectural heritage. Tree-lined streets, park areas, vendors with flowers and popcorn, benches, bands playing music in the summer--all these things are desirable interactions in a downtown where its history and its heritage is reflected in its beautiful architecture. The maintenance, careful renovation, and pride once exhibited downtown, coupled with an inherent respect for its buildings, must again be restored.

The primary goal of downtown Columbia's architectural survey was not to find out historical information on its old buildings; nor was it to contrast the present sad state of affairs with "then and now" photographs. The primary goal was to find the necessary archival information to restore the buildings' original design elements and to coordinate their renovation, preservation, and reintroduction into the economic community as a primary overriding objective in Columbia's downtown revitalization program. Unless the economic stability of downtown Columbia is assured, its historic buildings, whether renovated or not, will not be preserved.

The architectural survey was begun in May of 1978 and completed in May of 1979. It was funded jointly by the State Office of Historic Preservation and the City of Columbia. It cost a total of \$4000. The original area designated as downtown Columbia from College to Providence and Park to Locust and Elm was completely surveyed site by site. One hundred buildings and sites were chosen for in-depth historic and archival analysis. These 100 sites were mainly on Broadway, but also included one block north and south on Ninth Street. The concrete material derived from the survey is as follows:

1. 100 in-depth historic and architectural inventory sheets
2. 227 summary sheets, including photographs, of all the surrounding area
3. 209 color slides of downtown Columbia, including archival views as well as present views
4. Recommendations for a slide show presentation: "Pride and Tradition: the Story of Downtown Columbia through its Architecture."
5. Distribution of over 100 archival photographs to downtown merchants as a part of preservation week
6. Organization of a downtown walking tour, also as a part of preservation week
7. A final report with recommendations to the City Council, including a map labelling the 100 sites according to their significance as determined by the Historic Preservation Commission.

These buildings are important, but in levels of significance are more expendable than those on Broadway or the other buildings so designated.

In consideration of a comprehensive revitalization program a cohesive design master plan is essential. In order to restore downtown's older buildings so that they are aesthetically complimentary to the newer buildings (and vice versa), in order to incorporate the proper signage recommendations, in order to provide a cohesive landscaping and service item design, an architect should be part of a revitalization plan—an architect that can visually design an area block by block. For this reason it is important those buildings designated as being historically and architecturally significant not undergo drastic alterations by individual owners until such a comprehensive plan can be implemented. Therefore one of the most important actions that the council could take at this time is to pass the Historic Preservation Ordinance. Passage of this ordinance would insure that the canopy would remain and that no major design alterations or demolitions would take place that might destroy the building or its participation in a revitalized downtown Columbia. This review is entirely controlled on a local level with competent professionals in the fields of architecture, design, business, development, etc. being appointed by the Council.

Final recommendations to the Council include using the Columbia survey material to its full potential for the public body. Towards this goal I would suggest:

1. A publication
2. A slide show
3. A Phase II historic and architectural analysis of those buildings of importance outside the Broadway Street Historic District.

During Preservation Week I received many inquiries as to whether or not the city would publish the historical and architectural information on the Broadway Street Historic District. Because of the bulk of the individual inventory forms and because some of the information contained therein is a realistic and therefore at times blunt assessment of certain remodellings or maintenance of some downtown structures, I would also recommend that the actual inventory forms be restricted to research and developmental use. For the general public I suggest a good publication of the survey, including any old photographs, and several paragraphs of historical interest. Perhaps at the time the Broadway Street Historic District is designated a publication of this type would be in order.

A well organized professionally coordinated slide show should be produced and made available for general public use. A film might also be considered.

Closing

Downtown Columbia, because of its heritage, its history, and its tradition, belongs to all Columbians. Its architecture is the most significant visual manifestation of all these elements and should be preserved as such. Downtown Columbia, as a shopping and recreation center, by its very definition is a public domain. The general public should recognize this resource and promote and make use of it accordingly. The private sector should support historic district designation and the passage of the local ordinance. The Boone County Historical Society, from the survey information could easily provide walking tours of the downtown areas for schools, clubs, church groups, etc.

The merchant and building owner in downtown Columbia has nothing to lose and everything to gain in recognizing that his building is of historical and architectural value to Columbia's past. With the Tax Act historic district designation can now be financially lucrative as well as a tremendous asset in terms of good PR. Columbia merchants standing together in a unified downtown revitalization effort have the opportunity for increased financial returns while participating in a project that can provide a very satisfying personal sense of achievement as well as being great fun. Revitalization can and would pull together some of Columbia's diverse community factions, creating interaction and cohesive objectives for the old and the new, the transient and the stable Columbia citizenry.

The City should recognize downtown as a city-wide resource rather than a narrowly defined private interest. Supporting a downtown revitalization proposal, cooperating with the downtown merchants and the general public towards the achievement of a common goal, is a very important role the city should accept. Historic district designation, economic feasibility studies, overall downtown beautification, local legislation--these are elements which the City should carefully coordinate in a cohesive downtown revitalization plan.

Columbia as a city has a tremendous amount of time and money invested in the traditional business district. This investment, when combined with the outstanding debt Columbia owes to Broadway Street and its founding commercial fathers should insure a genuine concern and commitment for the future of the downtown area. Commitment to a well-planned and well-coordinated revitalization effort is the only worthy response to that investment and to that debt.



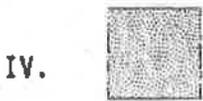
The Historic Preservation Commission rated the buildings in the inventoried area according to each building's historical significance, architectural significance and renovation potential.



Buildings were rated I, II, III & IV, with I ratings given to those buildings most worthy of preservation.



Buildings not shaded are either modern or possess little or no noteworthy historical or architectural significance.



Buildings marked with a ✓ are included in the proposed Broadway Street Historic District.

Buildings to be included in later district nomination:

- | | | | |
|-----|---------------------------|-----|------------------------------|
| 1. | E. Paul's | 17. | Armory |
| 2. | Ladigo Lady | 18. | 110 Hitt Street |
| 3. | H.R. Mueller's | 19. | Beverly Apartments |
| 4. | House Beautiful | 20. | Hall Theatre |
| 5. | Dean's Town and Country | 21. | Cavalry Episcopal Church |
| 6. | Libson Shop | 22. | Missouri Theatre |
| 7. | Novus Shop | 23. | Federal Building |
| 8. | Carousel | 24. | Niedermeyer Apts. |
| 9. | Hickory Stick-Bar B Que | 25. | Deja Vu |
| 10. | Horton Antiques | 26. | General Telephone Bldg. |
| 11. | Cheese Board | 27. | Toni Somers |
| 12. | Rainbows | 28. | Columbia ART League |
| 13. | Boone County Court House | 29. | Harzfeld's |
| 14. | Wabash Apts.-entire block | 30. | Wabash Depot |
| 15. | First Christian Church | 31. | Walnut and Short (residence) |
| 16. | Guitar Bldg. | 32. | United Methodist Church |
| | | 33. | Tiger Hotel |

Buildings determined to be of primary significance by the Historic Preservation Commission:

- | | | | |
|----|-----------------------|----|-------------------|
| 1. | Second Baptist Church | 5. | Boone National |
| 2. | KATY Station | 6. | Boone County Bank |
| 3. | Municipal Building | 7. | Chapter One |
| 4. | Central Dairy | 8. | Lucille's |

APPENDIX

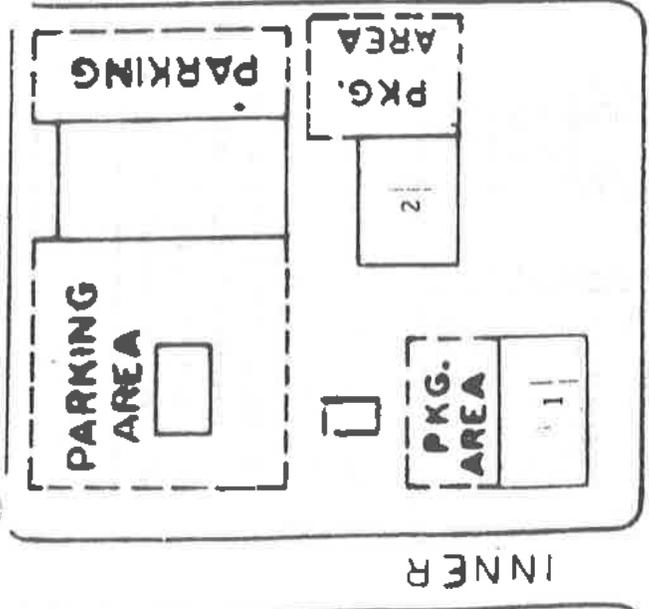
1. Key to inventory sheets

* denotes Broadway Street Historic District.

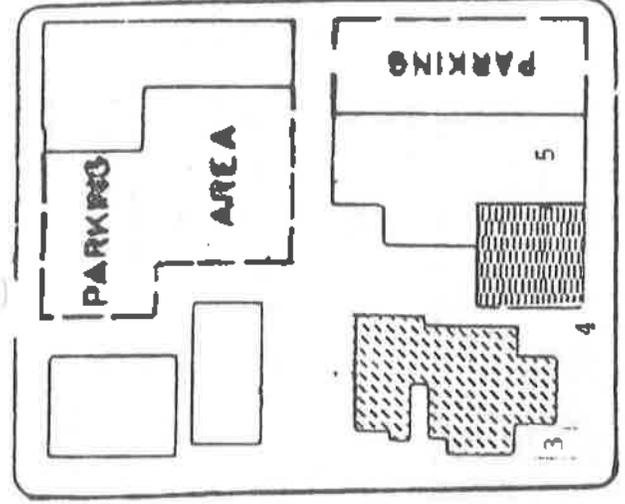
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|----------------------------------|-----------------------------------|
| 1. Jack Lampert Auto Center | * 51. Gibson's Boutique |
| 2. MFA Service Center | * 52. Puckett's |
| * 3. Second Baptist Church | 53. Dean's |
| * 4. Ansel Richards | * 54. Greenspon's |
| 5. Goodyear Tire Center | * 55. Neate's |
| 6. Harold Lake Standard Center | * 56. Neate's |
| 7. Commerce Bank of Columbia | 57. Various-Saffee's |
| 8. Parking lot for Commerce Bank | * 58. David Paine |
| 9. Executive Building | * 59. Record Bar |
| 10. Bear, Hines & Thomas | * 60. Kirlin's |
| 11. Tina Fabrics | * 61. Chapter One |
| * 12. Boone Building | * 62. Boone County Bank |
| * 13. Daniel Boone Tavern | 63. Park's |
| 14. Guitar Square | * 64. Susie Scott's |
| 15. Farm & Home Savings | * 65. Green Cross |
| 16. First National Bank | * 66. Pizza Inn |
| * 17. Jean Prange's Boutique | * 67. Parks & Recreation |
| * 18. Barth's | * 68. Municipal Building |
| * 19. Boone National Savings | 69. Daniel Boone Coffee Shop |
| * 20. Taum Sauk/Mr. Penguin | 70. The Bakery |
| * 21. Pen Point | 71. Andrews Furniture Company |
| 22. Cheese Villa | 72. Columbia Auto Parts |
| * 23. D and M Sound | 73. Ed's Cafe |
| * 24. Columbia Photo | 74. Block Income Tax |
| * 25. Elvira Building | 75. Lacrosse Lumber |
| 26. Buchroeder's | * 76. KATY Station |
| * 27. Mehornay | 77. Columbia Ice and Cold Storage |
| * 28. Rome Pizzeria | 78. VAcant lot |
| 29. Columbia Theatre | 79. Mound City Nuts |
| 30. Bullwinkle's | 80. E. Paul's |
| 31. Columbia College Art | 81. Ladigo Lady |
| 32. Sheraton Inn | 82. House Beautiful |
| 33. Mr. Donut | 83. Dean's |
| 34. Missouri Arts & Crafts | 84. Libson Shop |
| 35. Columbia Travel | 85. Novus Shop |
| 36. Stephens Alumni | 86. Carousei |
| 37. Site of Barth residence | 87. Lamb's |
| 38. First Baptist Church | 88. Jim's Paint |
| * 39. Educational Building | 89. La Brue Jewelers |
| 40. My Sister's Circus | 90. Fredendall's |
| * 41. Central Dairy | 91. The Fly |
| 42. Campus Cinema | 92. Columbia Onticians |
| * 43. Lucille's | 93. Max Gill's |
| 44. Chocolate Shop | 94. Dryer's |
| 45. Coyote Imports | 95. Hickory Stick |
| * 46. Uptown Theatre | 96. Horton Antiques |
| 47. St. Louis Federal | 97. Cheese Board |
| * 48. Columbia Mercantile | 98. Rainbows |
| * 49. The Shoe Loft | 99. Rock Hutch |
| * 50. Suzanne's | 100. Acacia Lodge |

Street

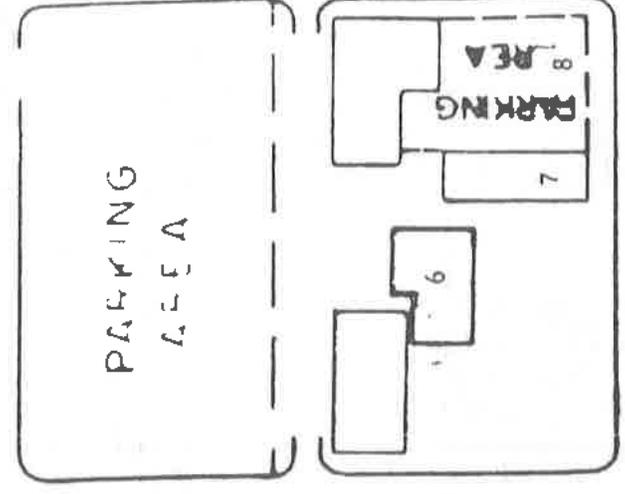
Street



INNER



FOURTH



FIFTH

EROCALWAY

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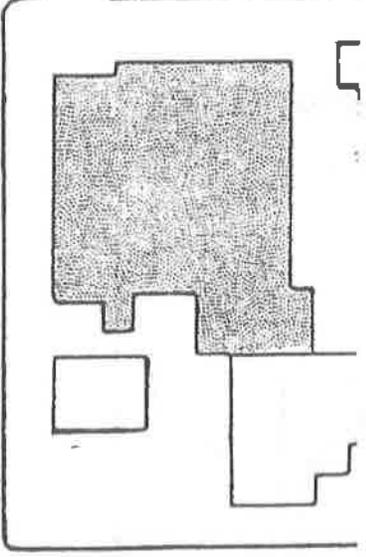
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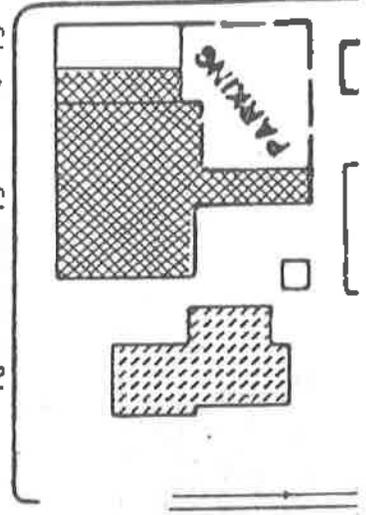
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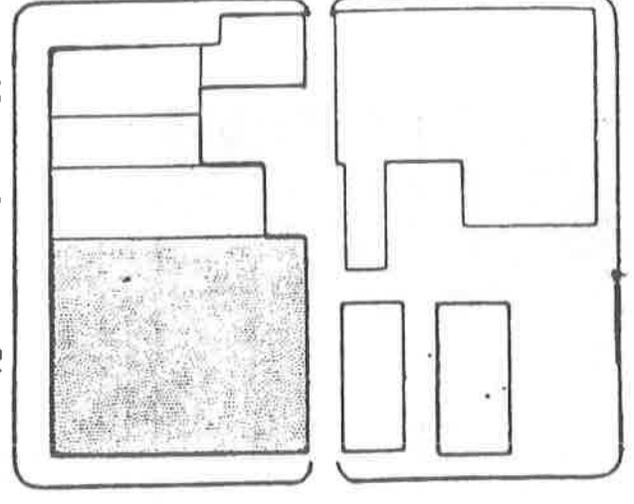
71 70 69



- 1. Jack Lampert Auto Center (1940c)
- 2. MFA Service Center (1970)
- 3. Second Baptist Church ✓(1894)
- 4. Ancel Richards ✓(1917)
- 5. Goodyear Tire Center (1965)
- 6. Harold Lake Standard Service (1970)
- 7. Commerce Bank of Columbia (1925)
- 8. Commerce Bank Parking Lot

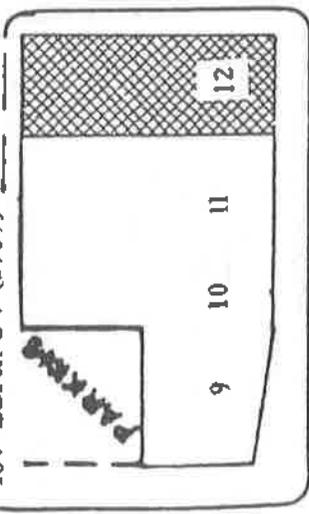


- 69. Daniel Boone Coffee Shop (?)
- 70. The Bakery (1923c)
- 71. Maxi's (1936c)
- 72. Columbia Auto Parts (1925c)
- 73. Ed's Cafe (1918c)
- 74. H&R Block (1913c)
- 75. Lacrosse Lumber (1908)
- 76. Katy Station ✓(1909)
- 77. Columbia Ice (1900c)
- 78. Vacant Lot

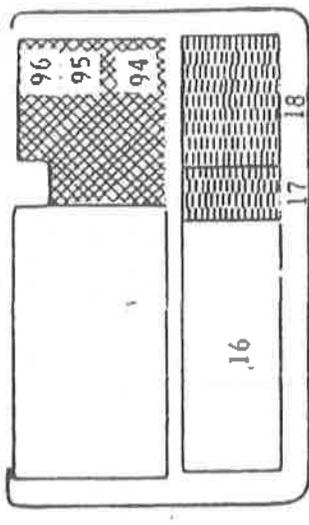
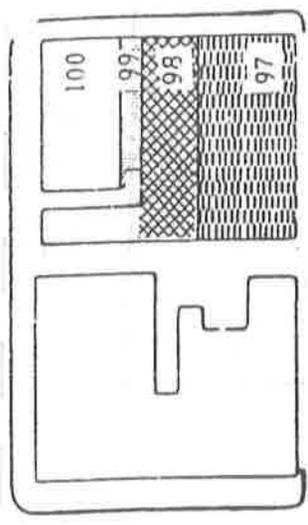
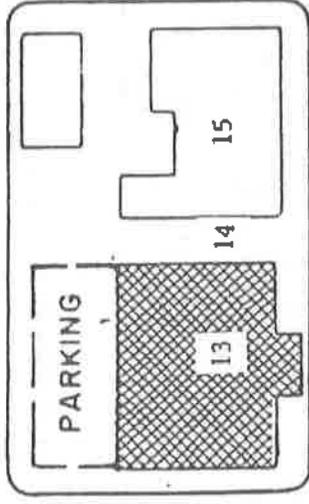


Executive building (1900)

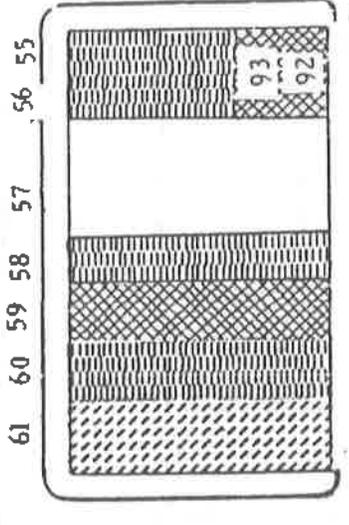
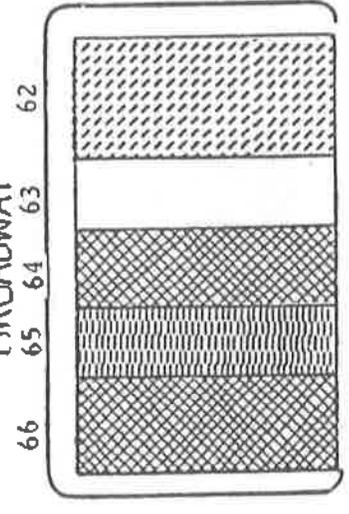
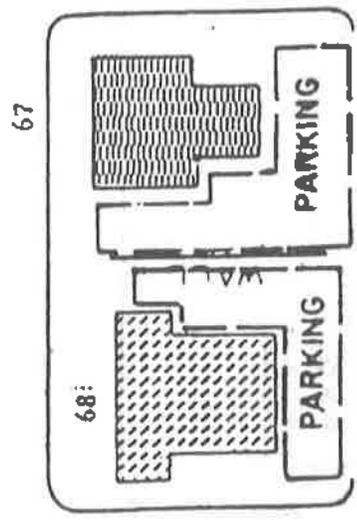
- 10. Bear Hines & Thomas (pre)
- 11. Tina Fabrics (1912c)
- 12. Boone Building ✓(1912)
- 13. City County Building ✓(1917)
- 14. Guitlar Square (platted 1829)
- 15. Farm & Home Savings (1961)
- 16. First National Bank. (1973)
- 17. Jean Prange's/(Pre 1883)
- 18. Barth's ✓(1909)



- 94. Dryer's Shoe Store (1892c)
- 95. Hickory Stick (1892c)
- 96. Horton Antiques (1927)
- 97. Cheese Board (1927)
- 98. Rainbows (1911c)
- 99. Bookseller (1905c)
- 100. Acacia Lodge (1904c)

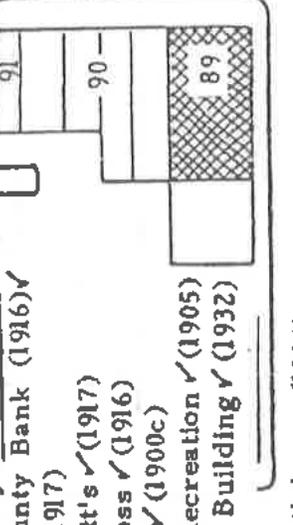


BROADWAY



- 55. Neate's ✓(Pre 1883)
- 56. Neate's ✓(1892c)
- 57. Skylight Square (1976)
- 58. David Palne ✓(pre 1883)
- 59. Creative Audio/Record Bar ✓(pre 1883)
- 60. Kirlin's ✓(pre 1883)
- 61. Chapter One ✓(1910)

- 62. Boone County Bank (1916) ✓
- 63. Park's (1917)
- 64. Susie Scott's ✓(1917)
- 65. Green Cross ✓(1916)
- 66. Pizza Inn ✓(1900c)
- 67. Parks & Recreation ✓(1905)
- 68. Municipal Building ✓(1932)

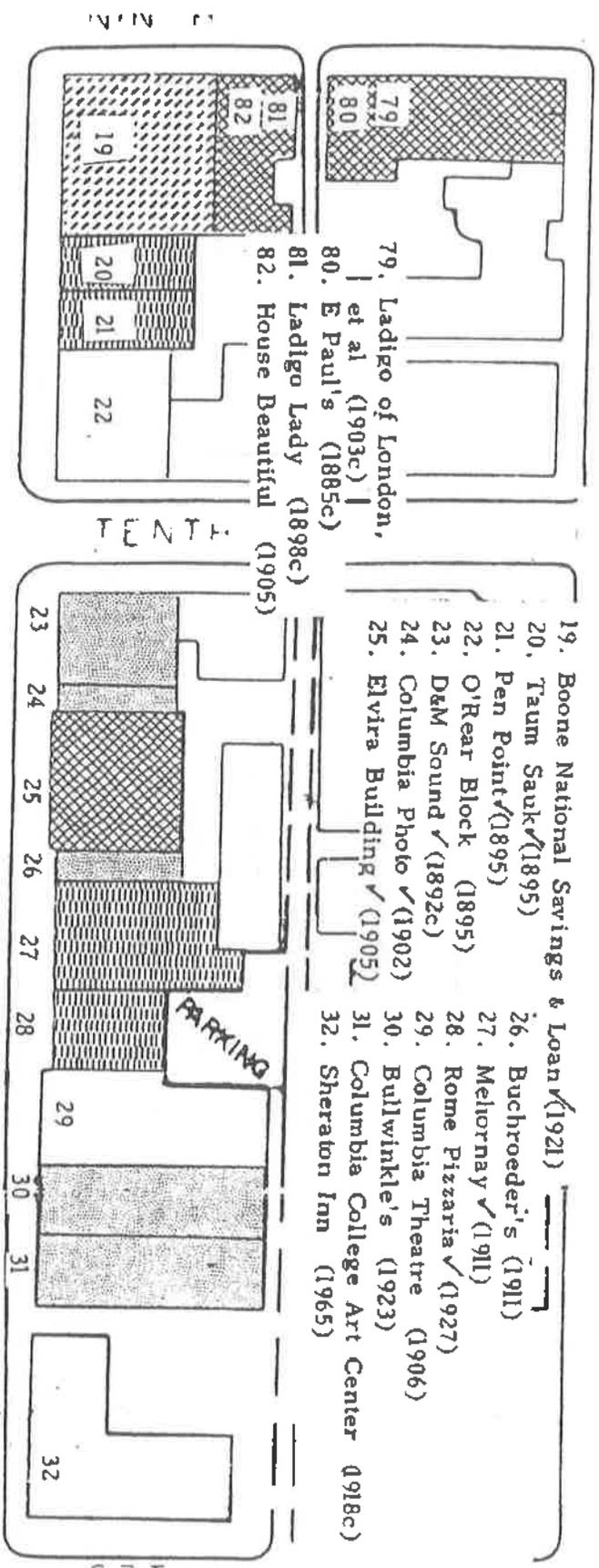


- 89. H.R. Mueller's (1890)
- 90. Fredendall's (1895)
- 91. The Fly (1892c)

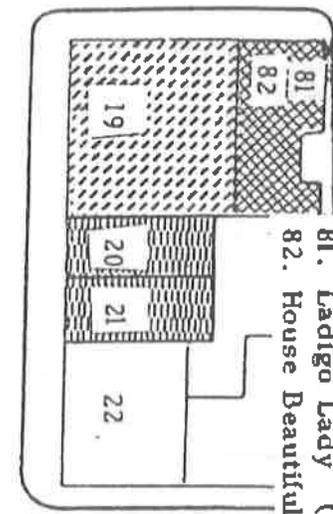
- 92. Columbia Opticians (1886)
- 93. Max Gill's Pharmacy (1898c)



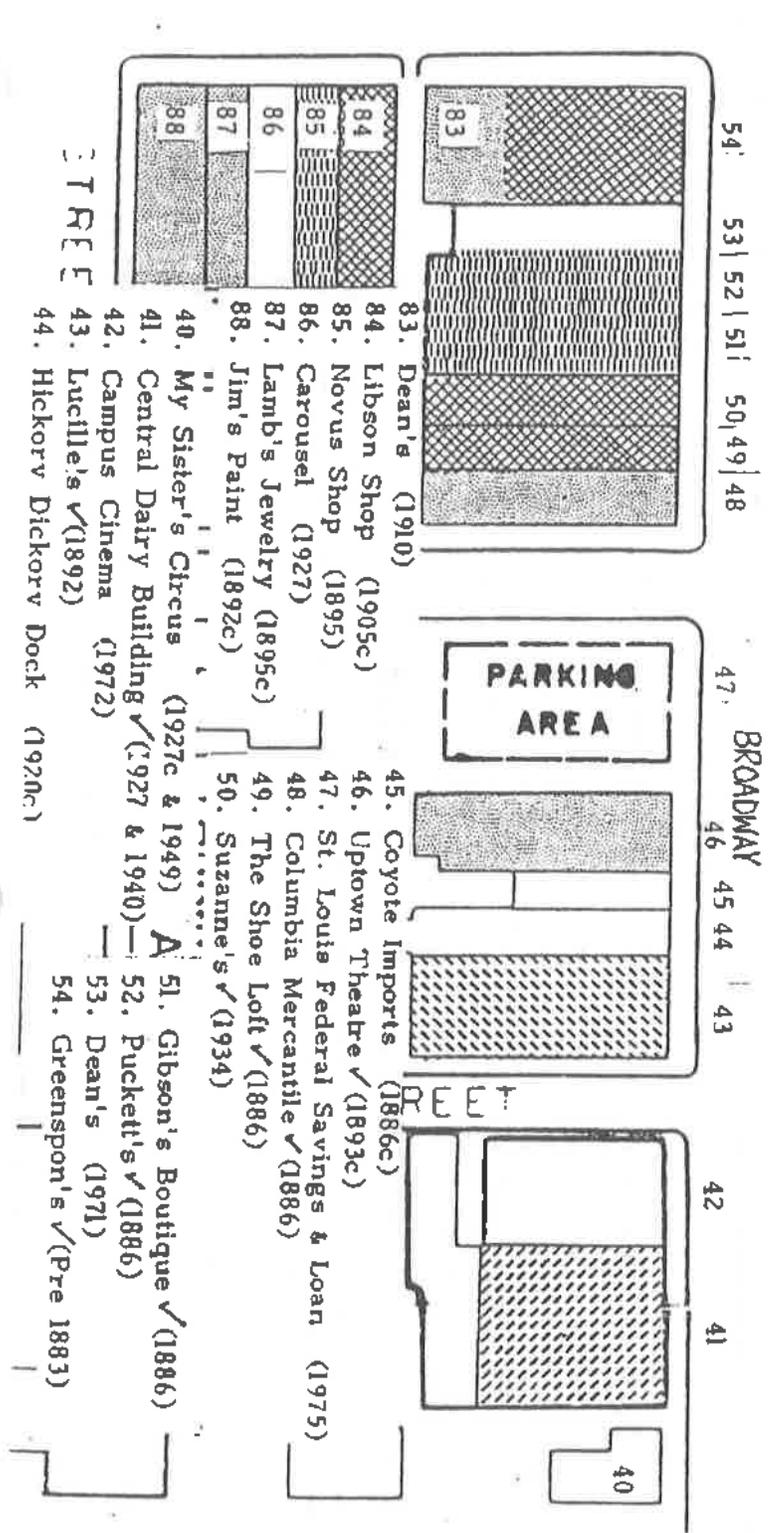
CHEFFY



- 19. Boone National Savings & Loan (1921)
- 20. Taum Sauk (1895)
- 21. Pen Point (1895)
- 22. O'Rear Block (1895)
- 23. D&M Sound (1892c)
- 24. Columbia Photo (1902)
- 25. Elytra Building (1905)
- 26. Buchroeder's (1911)
- 27. Melornay (1911)
- 28. Rome Pizzeria (1927)
- 29. Columbia Theatre (1906)
- 30. Bullwinkle's (1923)
- 31. Columbia College Art Center (1918c)
- 32. Sheraton Inn (1965)



- 79. Ladipo of London, et al (1903c)
- 80. E Paul's (1885c)
- 81. Ladigo Lady (1898c)
- 82. House Beautiful (1905)



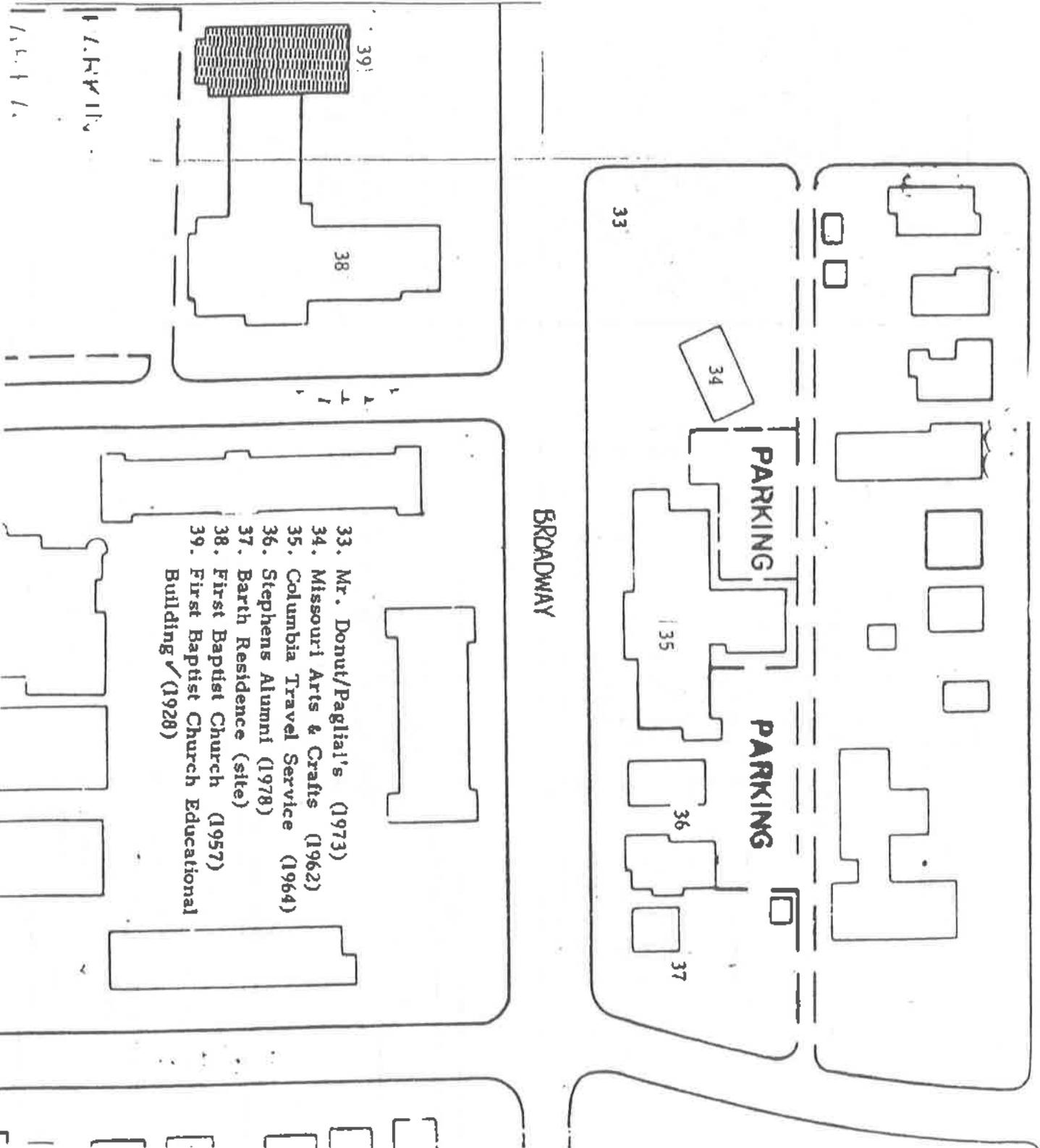
- 40. My Sister's Circus (1927c & 1949)
- 41. Central Dairy Building (1927 & 1940)
- 42. Campus Cinema (1972)
- 43. Lucille's (1892)
- 44. Hickory Dickory Dock (1920c)
- 45. Coyote Imports (1886c)
- 46. Uptown Theatre (1893c)
- 47. St. Louis Federal Savings & Loan (1975)
- 48. Columbia Mercantile (1886)
- 49. The Shoe Loft (1886)
- 50. Suzanne's (1934)
- 51. Gibson's Boutique (1886)
- 52. Puckett's (1886)
- 53. Dean's (1971)
- 54. Greenspon's (Pre 1883)

54 | 53 | 52 | 51 | 50 | 49 | 48

47. BROADWAY

46 | 45 | 44 | 43

42 | 41



- 33. Mr. Donut/Pagliai's (1973)
- 34. Missouri Arts & Crafts (1962)
- 35. Columbia Travel Service (1964)
- 36. Stephens Alumni (1978)
- 37. Barth Residence (site)
- 38. First Baptist Church (1957)
- 39. First Baptist Church Educational Building ✓ (1928)

Businesses plan historic designation



Downtown hopes for more tax credits.

By STEVE FRIEDMAN
of the Tribune's staff

Debbie Sheals has a professional reputation of helping to preserve Columbia's most historic structures. Now she's turning that expertise to helping out all of downtown Columbia.

The Special Business District Board of Directors accepted a plan to retain Sheals, an architect who works with cities and property owners statewide on historic preservation projects, for a proposal to place the downtown district on the National Register of Historic Places.

The nomination would be a broader inclusion of properties known as a multiple-property submission.

If successful, it could make it simpler for more individual downtown structures to apply for historic status, thus making them eligible for state and federal renovation tax credits.

"There are buildings downtown that are clearly underutilized, like with empty second stories, and aren't up to their full potential," said Carrie Gartner, executive director of the Downtown Columbia Association. "What we're wanting to do is get people and property owners to think about the next level of what they can offer with their buildings."

Gartner and Sheals point to the Atkins City Centre, the former Strollway Center on Ninth Street, as an example. Building owners Tom and Scott Atkins transformed the 92-year-old facility into retail and office space. The renovated building earned state honors last year and was nominated by Sheals for the National Register.

"The ultimate goal is that we'll get some buildings fixed," Gartner said. "Downtown is generally in good shape but there are some buildings that need attention, and that's where the tax credits could come in and help owners put in better stores or make improvements like apartments."

Sheals said Springfield has taken a similar approach with multiple-properties designations. Springfield has designated five districts in its downtown area, and developers have worked on several projects through the availabili-

ty of tax credits, said Brendan Griese-mer, Springfield's principal planner.

"There's a shift back to preserving structures to what they looked like many years ago but with interiors that are up to today's building codes," he said.

Federal law allows historic renovation projects, which are intended to earn income, to receive an investment tax credit equal to 20 percent of the construction cost. State law allows a tax credit equal to 25 percent of project cost.

The tax-credit program has received scrutiny the past two Missouri legislative sessions because critics say its growing popularity has cost the state general revenue. The program survived proposals to cut it or cap it last year, but it's yet to be seen whether it will this year.

The tax credit pumps about \$1 billion into the economy each year, according to a state-sponsored study by Rutgers University in 2001.

Attorney Skip Walther, chair of the Special Business District, supported the plan to hire Sheals because the downtown designation could mean greater rewards for individual property owners, such as higher property values or better rental income.

"It's just going to be a lot easier process for properties to become designated for tax credits through this process," he said.

Sheals said the one thing that hurts some Broadway properties and their eligibility for historic status is the canopy. The concrete canopy has existed over some Broadway businesses since the late 1960s. A not-for-profit corporation made up of local property owners built and owns the structure.

"It's very hard for those buildings under the canopy to overcome that modification," she said.

Sheals expects to begin her work for the downtown nomination in June with an application deadline of Aug. 25. A final decision on the application subject to state and federal approval likely will be made in January.

Reach Steve Friedman at (573) 815-1713 or sfriedman@tribmail.com

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<u>From Reference</u>	0.00	<u>Street Name</u>	BOUCHELLE AV
<u>To Reference</u>	0.00	<u>Classification</u>	RES 02
<u>From Street Name</u>	WILLIAM ST	<u>Area</u>	02
<u>To Street Name</u>	LEE ST	<u>Sub-area</u>	02
		<u>District</u>	E
<u>Street ID</u>	BOUCHELLE AV	<u>Segment ID</u>	0020
<u>From Reference</u>	0.00	<u>Street Name</u>	BOUCHELLE AV
<u>To Reference</u>	0.00	<u>Classification</u>	RES 02
<u>From Street Name</u>	LEE ST	<u>Area</u>	02
<u>To Street Name</u>	COLLEGE AV	<u>Sub-area</u>	02
		<u>District</u>	E
<u>Street ID</u>	CHERRY ST	<u>Segment ID</u>	0050
<u>From Reference</u>	0.00	<u>Street Name</u>	CHERRY ST
<u>To Reference</u>	0.00	<u>Classification</u>	ART 05
<u>From Street Name</u>	SEVENTH ST	<u>Area</u>	05
<u>To Street Name</u>	SIXTH ST	<u>Sub-area</u>	CBD
		<u>District</u>	E
<u>Street ID</u>	CHERRY ST	<u>Segment ID</u>	0060
<u>From Reference</u>	0.00	<u>Street Name</u>	CHERRY ST
<u>To Reference</u>	0.00	<u>Classification</u>	RES 05
<u>From Street Name</u>	SIXTH ST	<u>Area</u>	05
<u>To Street Name</u>	FIFTH ST	<u>Sub-area</u>	CBD
		<u>District</u>	E
<u>Street ID</u>	CHERRY ST	<u>Segment ID</u>	0070
<u>From Reference</u>	0.00	<u>Street Name</u>	CHERRY ST
<u>To Reference</u>	0.00	<u>Classification</u>	RES 05
<u>From Street Name</u>	FIFTH ST	<u>Area</u>	05
<u>To Street Name</u>	FOURTH ST	<u>Sub-area</u>	CBD
		<u>District</u>	E
<u>Street ID</u>	GLENWOOD AV S	<u>Segment ID</u>	0020
<u>From Reference</u>	0.00	<u>Street Name</u>	GLENWOOD AV (S)
<u>To Reference</u>	0.00	<u>Classification</u>	RES 03
<u>From Street Name</u>	BROADWAY	<u>Area</u>	03
<u>To Street Name</u>	MAUPIN RD	<u>Sub-area</u>	08
		<u>District</u>	W
<u>Street ID</u>	GLENWOOD AV S	<u>Segment ID</u>	0030
<u>From Reference</u>	0.00	<u>Street Name</u>	GLENWOOD AV (S)
<u>To Reference</u>	0.00	<u>Classification</u>	RES 03
<u>From Street Name</u>	MAUPIN RD	<u>Area</u>	03
<u>To Street Name</u>	STEWART RD	<u>Sub-area</u>	08
		<u>District</u>	W

Street Segment Inventory Summary

Street ID	Street Name	Segment ID	Street Name	Classification	RES	Low Address	High Address
LEE ST	LEE ST	0010	LEE ST	Classification	RES	603	611
From Reference				Area	02	Location	Date Constructed
To Reference				Sub-area	02	Surface Type	01/01/1990
From Street Name	WILSON AV			District	E	Base Type	
To Street Name	ROSS ST					Service Status	
LEE ST	LEE ST	0020	LEE ST	Classification	RES	700	705
From Reference				Area	02	Location	Date Constructed
To Reference				Sub-area	02	Surface Type	01/01/1990
From Street Name	ROSS ST			District	E	Base Type	
To Street Name	BOUCHELLE AV					Service Status	
SANFORD ST	SANFORD ST	0020	SANFORD ST	Classification	RES		
From Reference				Area	05	Location	High Address
To Reference				Sub-area	25	Surface Type	Date Constructed
From Street Name	CONLEY AV			District	E	Base Type	
To Street Name	TURNER AV					Service Status	
SEVENTH ST S	SEVENTH ST (S)	0060	SEVENTH ST (S)	Classification	05	200	201
From Reference				Area	CBD	Location	High Address
To Reference				Sub-area	E	Surface Type	Date Constructed
From Street Name	LOCUST ST			District		Base Type	
To Street Name	ELM ST					Service Status	
SHORT ST	SHORT ST	0010	SHORT ST	Classification	05	0	0
From Reference				Area	CBD	Location	High Address
To Reference				Sub-area	E	Surface Type	Date Constructed
From Street Name	WALNUT ST			District		Base Type	
To Street Name	BROADWAY					Service Status	
UNIVERSITY AV	UNIVERSITY AV	0070	UNIVERSITY AV	Classification	COL	1422	1509
From Reference				Area	02	Location	High Address
To Reference				Sub-area	02	Surface Type	Date Constructed
From Street Name	WILLIAM ST			District	E	Base Type	
To Street Name	LAWRENCE PL					Service Status	
UNIVERSITY AV	UNIVERSITY AV	0080	UNIVERSITY AV	Classification	COL	1409	1420
From Reference				Area	02	Location	High Address
To Reference				Sub-area	02	Surface Type	Date Constructed
From Street Name	LAWRENCE PL			District	E	Base Type	
To Street Name	MIMOSA CT					Service Status	
UNIVERSITY AV	UNIVERSITY AV	0090	UNIVERSITY AV	Classification	COL	1316	1408
From Reference				Area	02	Location	High Address
To Reference				Sub-area	02	Surface Type	Date Constructed
From Street Name	LAWRENCE PL			District	E	Base Type	
To Street Name	MIMOSA CT					Service Status	

Street Segment Inventory Summary

Report Date: 09/07/2004 03:42 PM Submitted By: JRM Page 3

<u>Street ID</u>	UNIVERSITY AV	<u>Segment ID</u>	0100	<u>Street Name</u>	UNIVERSITY AV	<u>Low Address</u>	1301	<u>High Address</u>	1315
<u>From Reference</u>	0.00			<u>Classification</u>	COL	<u>Location</u>		<u>Date Constructed</u>	
<u>To Reference</u>	0.00			<u>Area</u>	02	<u>Surface Type</u>	BR		
<u>From Street Name</u>	BLAIR CT			<u>Sub-area</u>	02	<u>Base Type</u>	PCC		
<u>To Street Name</u>	COLLEGE AV			<u>District</u>	E	<u>Service Status</u>	BR		
<u>Street ID</u>	WAUGH ST	<u>Segment ID</u>	0010	<u>Street Name</u>	WAUGH ST	<u>Low Address</u>	105	<u>High Address</u>	110
<u>From Reference</u>	0.00			<u>Classification</u>	05	<u>Location</u>		<u>Date Constructed</u>	
<u>To Reference</u>	0.00			<u>Area</u>	26	<u>Surface Type</u>	BR		
<u>From Street Name</u>	BROADWAY			<u>Sub-area</u>	E	<u>Base Type</u>	PCC		
<u>To Street Name</u>	LOCUST ST			<u>District</u>		<u>Service Status</u>			

End of Report

(con't.)

Local designation does not override all personal property rights; great care was taken in the creation of the preservation ordinance to ensure balanced representation and a fair decision-making process. The Columbia Historic Preservation ordinance is based upon long-standing national models which have a proven record of reasonable, legal, protection of historic resources.

Local designation ensures that the historic buildings of our community maintain their integrity and continue to contribute to the local economy well into the future. Designation protects investments made in historic properties and makes new investment more attractive.

How Do I Get More Information?

Interested parties may contact the City of Columbia Department of Planning and Development at 701 East Broadway

Columbia, MO 65203

Telephone: (573) 874-7239

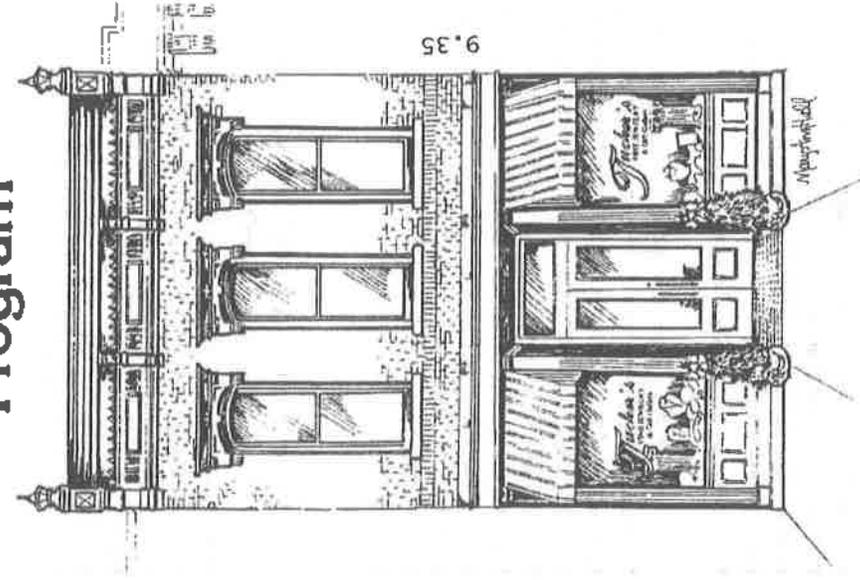
TTY: (573) 874-6364

Visit www.ci.columbia.mo.us/dept/plan

The National Register program is administered by the National Park Service through the Missouri State Historic Preservation Office.

Visit links at www.mostatetparks.com

Columbia's Historic Preservation Program



The Miller Shoe Store as it appeared during the mid-1980's.

The ca. 1888 Miller Shoe Store at 823-825 East Broadway was the first building in Columbia to be designated as a local landmark.

Drawing courtesy of Robert and Deborah Tucher.

In 1998, the City Council passed an amendment to the zoning ordinance that made historic preservation an official part of Columbia's public policy. That amendment created the Historic Preservation Commission, and set up the framework for local designation of historic resources in our community.

What is the Columbia Historic Preservation Commission?

The Commission is an advisory body established by City ordinance, composed of seven residents of Columbia, each of which has an interest in historic preservation. The Historic Preservation Commission (HPC) includes at least one preservation professional and one real estate investor. Other members represent the vocations of law, construction, architecture, engineering, and individuals who have demonstrated interest in and knowledge of local history.

Commission duties include:

- *Assisting and advising property owners of proper preservation, rehabilitation and renovation practices.*
- *Overseeing the survey and documentation of archaeological, historical and architectural resources.*
- *Recommending individual properties and historic districts for local and/or national designation.*
- *Monitoring and reviewing proposed changes to locally designated properties.*
- *Advising the City Council on matters related to preservation.*

The Commission is also available to assist property owners in planning rehabilitation and restoration projects for non-designated historic properties. Interested property owners can request non-binding design review by the HPC by contacting the Department of Planning and Development.

What is a Local Historic District?

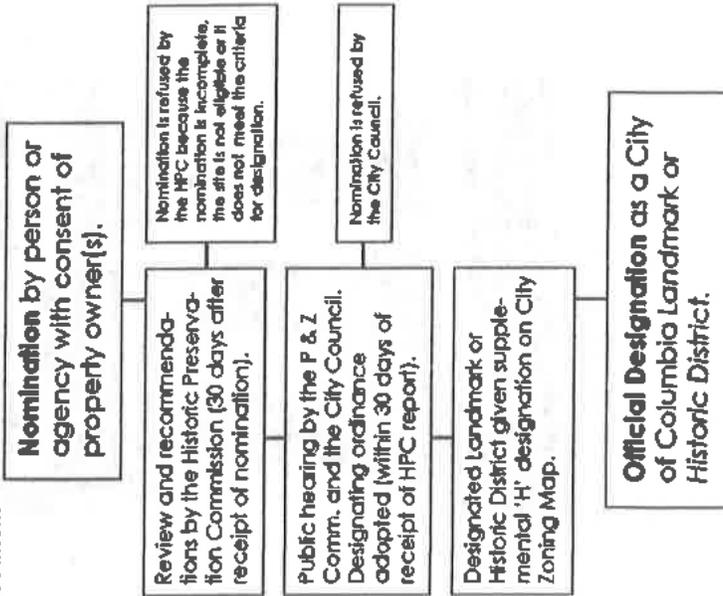
A local historic district is an area with special overlay zoning established by city ordinance. A district must have a cohesive grouping of historically and architecturally significant buildings, and have clearly defined boundaries. The principal purpose of a district is to protect significant buildings and streetscapes from unnecessary or insensitive destruction, alteration or removal. Districts are voluntarily listed at the request of the owners of at least 50% of the Boone County tax map parcels within the area proposed for designation.

What is a Local Historic Landmark?

A historic landmark is an individual historic building or structure, protected in the same manner as are the buildings within a historic district. Landmarks are listed voluntarily at the request of the property owner, using the same process followed for district designation.

How is a Landmark or Historic District Created?

The creation of a landmark or historic district generally follows the same procedure used for a petition for rezoning, in that the proposed designation will be subject to a public hearing before the Planning and Zoning Commission and the City Council. Prior to that action, the request for landmark or district designation is reviewed by the Historic Preservation Commission. The Preservation Commission then forwards a report on the matter to both the Council and the Planning and Zoning Commission. Final designation is contingent upon the approval of the City Council.



What is the Difference between Local Designation and the National Register of Historic Places?

The National Register of Historic places is a list of places of local, state or national importance. The National Register has no connection to the Columbia Historic Preservation Program, although it is possible to have properties that are both locally designated and listed on the National Register.

National Register designation is an honorary listing only. There is no design review or other restrictions associated with being on the Register, unless the owner wants to take advantage of special tax credits available for work on National Register properties. Inappropriate changes to the property can, however, result in removal from the National Register.

Local designation, by contrast, is designed to offer long term protection of historic resources, and puts responsibility for that protection in the hands of the Historic Preservation Commission. Work proposed for locally designated properties must be reviewed by the Columbia Historic Preservation Commission before a building permit can be issued. The Commission regulates only that work which affects character-defining features, which in most cases are only exterior components.

Why Do We Need Local Designation in Columbia?

Historic buildings, sites and other resources make our town unique. Only through local designation can we offer long term protection for these irreplaceable historic resources. Local designation works much like other zoning, in that the greater good of the community becomes part of the decision-making process.

(con't.)

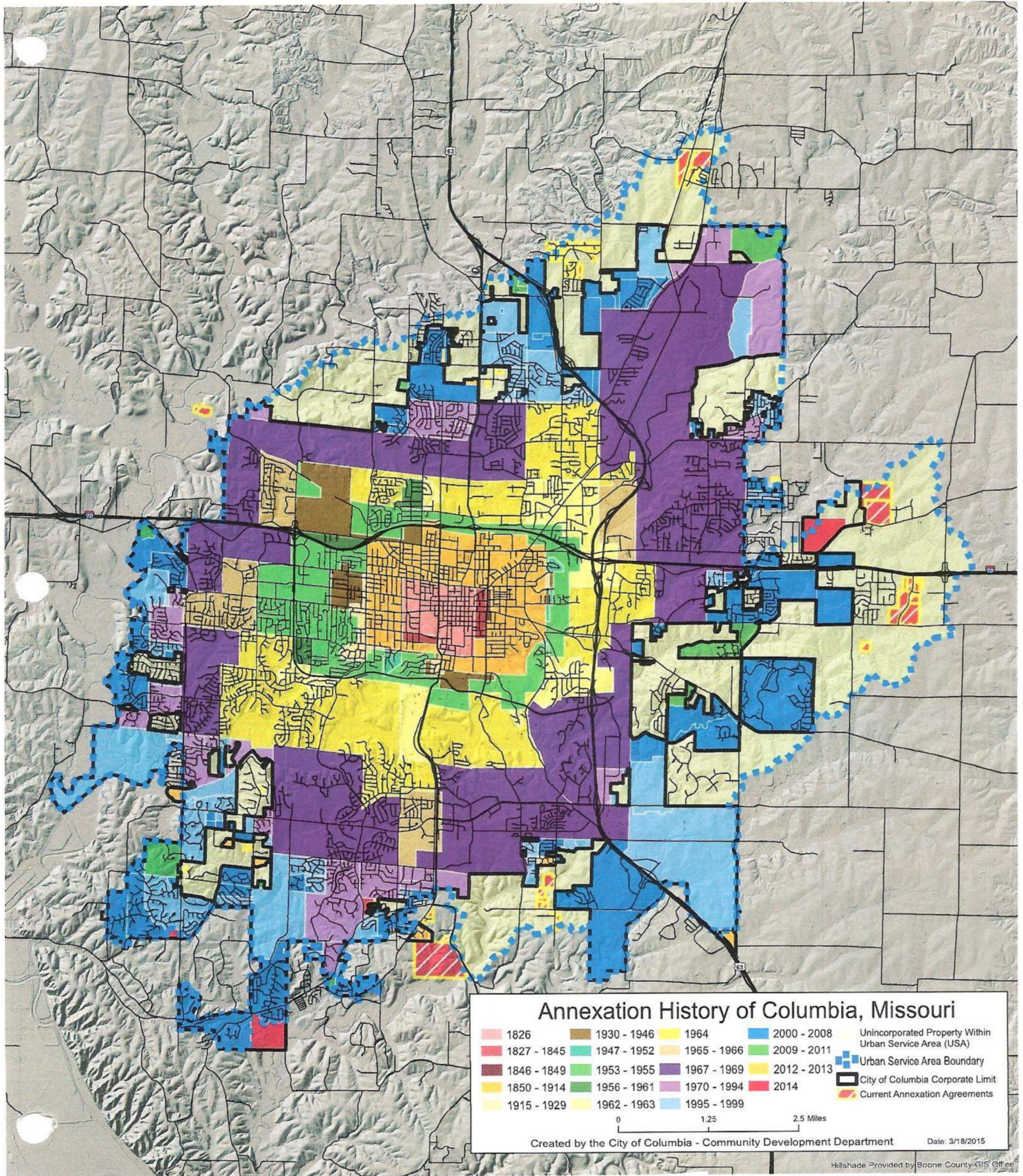
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Chapter 11
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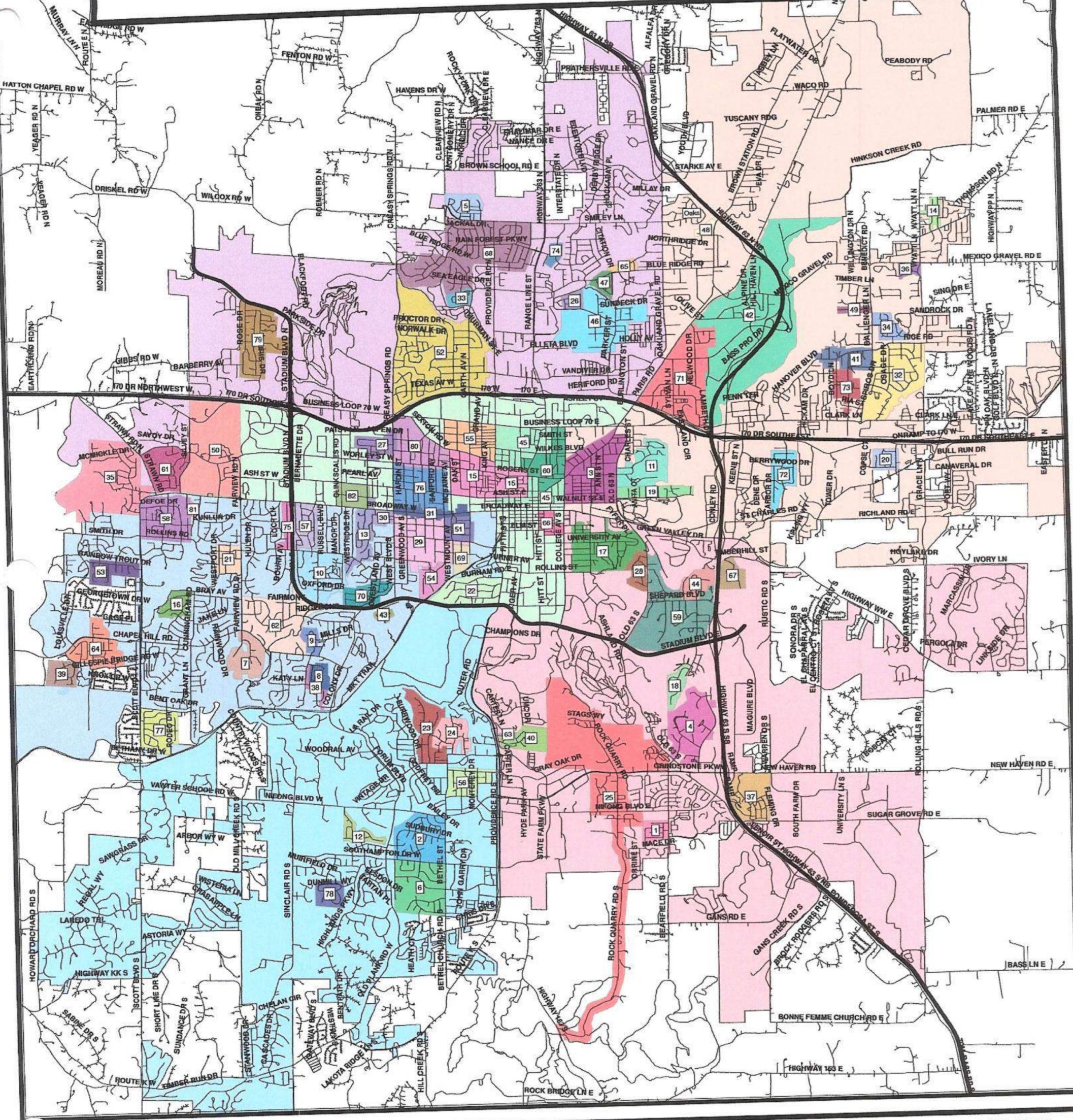
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- 11.2 Columbia Neighborhood Associations & Contacts 11.02
- 11.3 US Codes-National Historic Preservation Program, as amended in 2002
<http://www.achp.gov/overview.html> 11.03
- 11.4 State Historic Office Program Information about US Guideline
<http://dnr.mo.gov/shpo/> 11.07
- 11.5 Boone County/Columbia's National Register Listing <http://dnr.mo.gov/shpo/boone.htm>
11.10.
- 11.6 Certified Local Government Programs, Guidelines for Participating in MO CL program
www.dnr.mo.gov/shpo/aboutus 11.13
- 11.7 Federal and State Tax Credits, Grants & Other Funding for Historic Preservation
<http://dnr.mo.gov/shpo/TaxCrdts.htm> 11.22
- 11.8 Architectural Survey <http://dnr.mo.gov/shpo/archisurvey.htm> 11.30



City of Columbia Neighborhood Associations

August 2015



- 1-Bearfield Meadows 2-Bedford Walk 3-Benton-Stephens 4-Bluff Creek Estates 5-Brookside Square 6-Cedar Lake 7-Chapel Hill Estates 8-Chapel Hill Lake 9-Chapel Woods 10-College Park 11-Country Club Estates 12-Country Club Fairways 13-County House Branch 14-Deer Ridge 15-Douglass Park 16-Dubradis 17-East Campus 18-East Pointe 19-East Walnut 20-Eastland Hills 21-Fairview 22-Grasslands 23-Green Meadows 24-Greenbriar-Trail Ridge 25-Grindstone/Rock Quarry 26-Haden Park 27-Highland Park 28-Hinkson Creek Valley 29-Historic Old Southwest 30-Historic Sunset Lane 31-Historic West Broadway 32-Hominy Branch 33-Hunters Gate 34-Indian Hills 35-King's Meadow 36-Lake Shire Estates 37-Lenoir Woods 38-Limerick Lakes 39-Longview 40-Meadows 41-Meadowvale 42-Mexico Gravel 43-Miles Manor 44-Moon Valley Heights 45-North Central 46-Northland-Parker 47-Oakland Manor 48-Oaks 49-Oakview Drive 50-Park DeVile 51-Park Hill 52-Parkade 53-Quail Creek 54-Quarry Heights 55-Ridgeway 56-Rockbridge 57-Rockingham 58-Rothwell Heights 59-Shepard Boulevard 60-Shoe Factory District 61-Smithton Ridge 62-Southwest Hills 63-Stadium Heights 64-Stonecrest 65-Tanglewood 66-Tenth Hitt Elm Locust 67-Timberhill Road 68-Vanderveen Crossing 69-Westmount 70-Westwinds Park 71-White Gate 72-Woodridge 73-Zaring 74-Spencer's Crest 75-Bourn Avenue 76-West Ash 77-Katy Lake Estates 78-Heritage Estates

Historic Preservation Commission Manual

Second Edition
April 2016

Chapter 12
Reports

Economic Impact of Historic Preservation in Columbia, Missouri

Prepared for
City of Columbia, Historic Preservation Commission

August 2012



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EXECUTIVE SUMMARY

This study, commissioned by the Historic Preservation Commission in the City of Columbia, seeks to identify the economic impact of historic preservation in three separate forms—historic preservation construction, heritage tourism, and downtown development.

This interest in the economic aspects of historic preservation is a reflection of how the preservation movement has evolved over time. The historic preservation movement began in the United States a century and a half ago. Many of the philosophical and legal approaches to preservation in America were taken from countries in Western Europe. But over the last 150 years, American historic preservation has responded to the particular American political and economic context.

Today, historic preservation is a complex system of laws, incentives, policies, and advocacy groups at the national, state, and local levels. There is active participation from the public, private, and non-profit sectors. This network of interests spans geographical, political, social, and economic perspectives.

More importantly, historic preservation has become a fundamental tool for strengthening American communities. It has proven to be an effective tool for a wide range of public goals including small business incubation, affordable housing, sustainable development, neighborhood stabilization, center city revitalization, job creation, promotion of arts and culture, small town renewal, heritage tourism, economic development, and others.

The City of Columbia, in order to better understand the economic roles and impact of historic preservation, commissioned this study.

Historic Preservation by the Numbers

Co-

lumbia’s efforts to preserve historically significant buildings and districts has shown great impacts on the economy of the City and region. Below are key indicators from this study that demonstrate the importance of historic preservation for Columbia:

\$88.8 million

Money directly invested in Columbia on historic preservation because of, and including, historic preservation tax credits from 2002-2012.

950+ jobs

The number of jobs supported in Columbia, both directly and indirectly, as a result of private historic preservation efforts.

38 jobs

The number of jobs created per \$1 million spent on historic preservation—six more than highway construction and two more than new construction.

\$4.40

The amount of money generated by private investment per every public dollar spent on historic preservation tax credits.

What is the impact of the historic preservation—from construction, heritage tourism, and downtown development—for the City of Columbia?

Historic preservation is integral to Columbia's economy in terms of job creation, economic stimulus, and positive impact on local businesses. In the last decade alone, private developers utilizing historic preservation tax credits have invested **\$88.8 million** in preserving and restoring historic buildings in Columbia. Including investments from the universities, local government, and institutions in Columbia, historic preservation expenditures expand to well over a quarter billion dollars over this same period.

As explained throughout this report, ripple effects occur in the economy when spending takes place. The construction industry, like many industries, creates opportunities in the economy for other businesses and sectors by both direct and indirect spending. The economic impacts of physical construction for preserving historic buildings are strong, partly because other businesses and sectors in Columbia benefit from such investments.

Looking specifically at the impacts of expenses attributed to historic preservation tax credit projects, nearly **950 jobs** (indirect and direct), **\$73 million** in earnings for households, and **\$201 million** in total economic activity in the city can be attributed to historic preservation efforts since 2002. But this is just the effect of using historic preservation tax credits. Local universities, local government, and institutions have also invested in their historic structures. For the whole Columbia economy, including investments made through universities, local government, and institutions, economic impacts since 2002 include over **\$1 billion** in economic activity, nearly **4,500 jobs** created or supported, and estimated household

earnings of almost **\$400 million** (all in 2012 dollars). All estimates, assumptions, and methodologies are explained throughout the report.

Using a different measure, heritage tourism has a strong impact on the Columbia economy because it attracts new and additional spending from visitors outside the city. Several events and institutions were selected and analyzed for their impact on the economy. Through their operations, it is estimated on an *annual* basis that **120 jobs** are supported, **\$3.3 million** in earnings are generated, and almost **\$9 million** in total activity is generated. These impacts come from **\$2.7 million** in direct spending on heritage tourism.

Finally, impacts on Columbia's downtown are analyzed. Because of the need to analyze historic preservation spending in isolation from other forms of spending on real estate (beautification, infrastructure improvements, non-historic buildings, etc.), the effects of historic preservation on Columbia's "main street" of Broadway and downtown were measured by comparing property value changes over time.

Using the Boone County Assessor's property value records, values were compared for groups of sample properties around the region from 2002-2012. Historic properties in downtown Columbia appreciated by the most of all property groups analyzed which also included other downtown properties as well as those elsewhere in the city and in unincorporated Boone County. These appreciated values, a benefit to property owners and the community, also benefit the city through incremental tax revenue. Tax revenue generated from increased assessment values was also greatest in historically preserved buildings in downtown Columbia.

INTRODUCTION AND SCOPE

Project Methodology

Columbia Trend Analysis

Economic Impact Structure

Case Study: Missouri Economic Impact Study

Project Methodology

Does historic preservation create value in a community? Extensive literature demonstrates that historic preservation—when adopted and promoted by a municipality, region, or state—is generally considered to be a sound investment.

Preservation of buildings, both historic and contemporary, is more profitable and efficient than new construction. If nothing else, many of the costs to secure materials and to actually construct a building are largely eliminated when renovation or rehab is undertaken. Moreover, historic preservation upgrades the quality and value of the building in question which, in turn, encourages investors in nearby structures to upgrade their properties, historic or otherwise. In the process, property values rise, jobs are created, businesses and residents move into the newly improved spaces, economic activity is revived, and tax bases increase.

While businesses and residents can vote with their feet by abandoning a declining neighborhood or run-down building, the governments that manage the community cannot. Thus, policy makers have a vested interest in preserving valuable contributions to the community. In tangible forms, these valuable contributions are often structures or places that have important cultural and historic ties to the community. These structures and places, therefore, tend to command greater respect within the community. Using civic resources to trigger their preservation, upgrade, and adaptability to changing economic opportunities very often stimulates similar behavior in the private market. Historic preservation accelerates economic activity.

Despite the plethora of research and studies conducted on the economic benefits of historic preservation, however, dilemmas still exist in truly understanding and quantifying the economic benefits of historic preservation. This report establishes a repeatable and systematic input/output model for understanding the effects of historic preservation in the city of Columbia.

The methodology for this study was derived from researching noted historic preservation economic impact studies—including Rutgers University’s study for the state of Missouri in 2002, Place Economics’ report to the Advisory Council on Historic Preservation in 2011, and Michigan Historic Preservation Network’s report in 2002. Details on sources of information and research will be referenced throughout this report, but the general methodological approach was as follows:

- ◆ Review literature, studies, and resources on the economic impacts of historic preservation.
- ◆ Discuss implications of past research.
- ◆ Discuss connection to Missouri and Columbia economies.
- ◆ Present and illustrate key facts, findings from past research, and topics of note.
- ◆ Request information from the City of Columbia:
 - ◆ Full inventory of relevant historic rehabs, renovations, and investments.
 - ◆ Database on amounts of money spent in the upgrading of historic properties by year. Development Strategies worked with

city officials to mathematically adapt the available information to all properties.

- ◆ Project future trends in such investments based on historic patterns, as-yet-unrenovated properties in the inventory, and the probable pace of additions to the historic inventory.
- ◆ Segment the database by types of properties, including residential vs. non-residential, heritage and cultural, those attracting visitors, and the like.
- ◆ Inventory what Columbia considers “heritage and cultural” buildings, facilities, and spaces (per above) that attract visitors and functions which, in turn, encourage spending in the Columbia economy.
- ◆ Estimate the ratio of in-town vs. out-of-town visitors. Out of towners bring “new money” into Columbia, so it is their spending that triggers new economic activity in Columbia.
- ◆ Estimate the amount of money spent by out-of-town visitors when in Columbia. Average-per-visit was information obtained from the local Convention and Visitors Bureau.
- ◆ Define the “main street” corridor to be evaluated in this study. (It is defined as primarily the Broadway corridor of downtown.)
 - ◆ Inventory business and other economic activity.
 - ◆ Estimate sales and related gross revenues of business enterprises in the corridor.
 - ◆ Estimate the number of visitors/patrons in the corridor broken down by in-town residents vs. out-of-towners.

- ◆ Discuss and clarify information provided by City of Columbia:
 - ◆ Collaborate on base data creation and adjustment.
 - ◆ Establish baseline assumptions.
 - ◆ Test assumptions with city officials.
 - ◆ Input data for use in models.
- ◆ Create Input/Output multiplier models for:
 - ◆ Capital expenditures on historic preservation.
 - ◆ Visitor spending.
 - ◆ Heritage tourism operations.
 - ◆ Main street impacts.
- ◆ Prepare report and conclusions.



Columbia Trend Analysis

Columbia’s economy and population have seen considerable changes in the past few decades that suggest a continued emphasis on preserving historic and significant buildings and districts is needed.

Analysis of historic preservation in Columbia is important today because of the City’s growth patterns in recent decades and continued population and income growth projected in the next five to ten years. Growth has generally taken place on the fringes of the City in the form of suburban development over the past 20 years. While these development patterns can have considerable economic benefits to neighborhoods and municipalities, they often neglect smart growth principals and guidelines, and can neglect the reuse and re-occupancy of aging buildings.

Demographic trends, viewed in the tables to the right, demonstrate that growth is likely to be stronger in the region, city, and downtown than in the state of Missouri in the near future. Population growth, in particular, is expected to create a need for new development opportunities. At a projected five percent growth by 2016, Downtown Columbia is showing signs of continued growth that is close to matching other parts of the City and region.

Future household income is similarly projected to increase. Unlike consistent population growth projected over the entire region, however, income growth is expected to be less impactful in the Greater Downtown area where a majority of historic properties are located. When combined, the population and income growth projections suggest that historic preservation can be a resource for capturing more population growth and development in the city.

Demographic Trends

Description	Greater		Columbia	
	Downtown	Columbia	MSA	Missouri
Population				
2016 Projection	17,900	117,900	187,900	6,158,100
2011 Estimate	17,000	109,800	175,100	6,013,100
2010 Census	16,900	108,500	172,800	5,988,900
2000 Census	16,200	84,500	145,700	5,595,200
Growth 2011-2016	5.3%	7.4%	7.3%	2.4%
Growth 2000-2011	0.6%	1.2%	1.3%	0.4%
Growth 1990-2000	4.3%	28.4%	18.6%	7.0%
Household Size (persons per household)				
2016 Projection	2.01	2.32	2.40	2.44
2011 Estimate	1.98	2.32	2.40	2.45
2010 Census	1.98	2.32	2.40	2.45
Growth 2011-2016	1.5%	0.0%	0.0%	-0.4%
Growth 2000-2011	0.0%	0.0%	0.0%	0.0%

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Median Household Income Trends

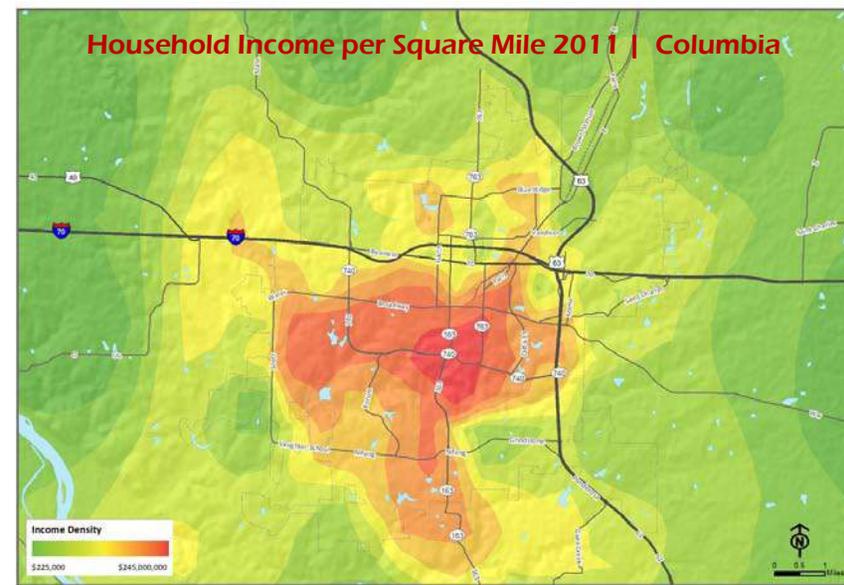
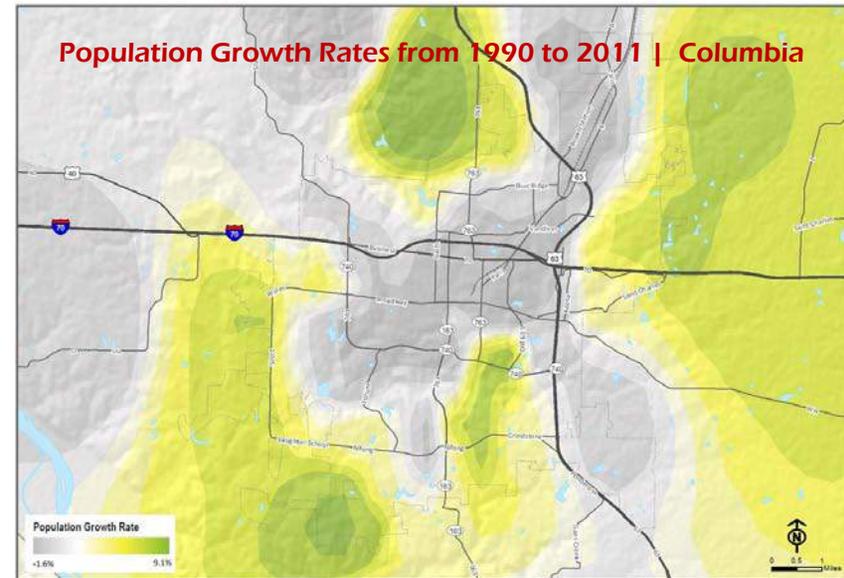
Description	Greater		Columbia	
	Downtown	Columbia	MSA	Missouri
2016 Projection	\$19,500	\$53,500	\$55,100	\$55,400
2011 Estimate	\$19,000	\$44,900	\$48,200	\$49,100
2010 Census	\$19,700	\$33,800	\$37,200	\$38,000
2000 Census	\$15,300	\$22,500	\$25,300	\$26,400
Growth 2011-2016	2.6%	19.2%	14.3%	12.8%
Growth 2000-2011	-3.6%	32.8%	29.6%	29.2%
Growth 1990-2000	28.8%	50.2%	47.0%	43.9%

© 2012 ESRI

The maps to the right, paired with the demographic tables on the previous page, show where development has been strongest in Columbia and where opportunities for future development could be better directed. In particular, these maps show how historic preservation can be a key development element as Columbia's projected growth takes shape.

The top map, a spatial view of population growth rate concentrations since 1990, shows how typical suburban growth has occurred on the fringes of town (commonly referred to as ringed suburban growth). Growth in the downtown area, where historic properties are mainly located, has been negligible over the same time period (grey patches in the center). The bottom map, however, shows that income density (total household income per square mile) over the same period is more concentrated in the urban center of Columbia.

These two maps present interesting opportunities and challenges for the city because, while population growth has been strongest at the fringes of the city, income density remains strongest in the core of the city. This suggests that the older parts of the city remain relatively densely occupied by affluent households. As population and income growth occur in Columbia, historic preservation could become more important to overall planning efforts because of the economic and social benefits it provides—creating a better and more integrated city. Such benefits are discussed throughout this report.



Economic Impact Structure

Investment in historic preservation, through construction efforts and continued operations, begets further economic activity as money is spent to rehabilitate and operate historic facilities, and as employees spend their wages to support their households. Spending by the facilities to support operations and to pay employees is a “direct impact” on the economy. Subsequent spending causes “multiplier effects” in the larger economy.

These multiplier effects can be estimated for given geographic areas using *multiplier coefficients*. Coefficients used in this report were obtained from the U.S. Department of Commerce, Bureau of Economic Analysis, from its Regional Input-Output Multiplier System, or RIMS II.

RIMS II multipliers are available for sixty aggregate industry sectors as classified by the North American Industry Classification System (NAICS). Several sectors apply to the economic activity that takes place because of historic preservation and heritage tourism, including:

- ◆ *Construction*, because of the rehabilitation of the facilities;
- ◆ *Museums and historical sites*;
- ◆ *Other amusement and recreation industries*;
- ◆ *Households*, because of the wages paid to employees, which are presumed to be spent locally and statewide.

Economic impacts are based on four major triggers:

- ◆ *Capital expenditures*, such as the construction of facilities and spaces;
- ◆ *Payroll spending* for those who work in and for the facilities;
- ◆ *Other operational spending of activities in the facilities*;
- ◆ *Visitor spending* that is attributable to cultural and heritage destinations.

Multiplier effects are demonstrated in three primary ways:

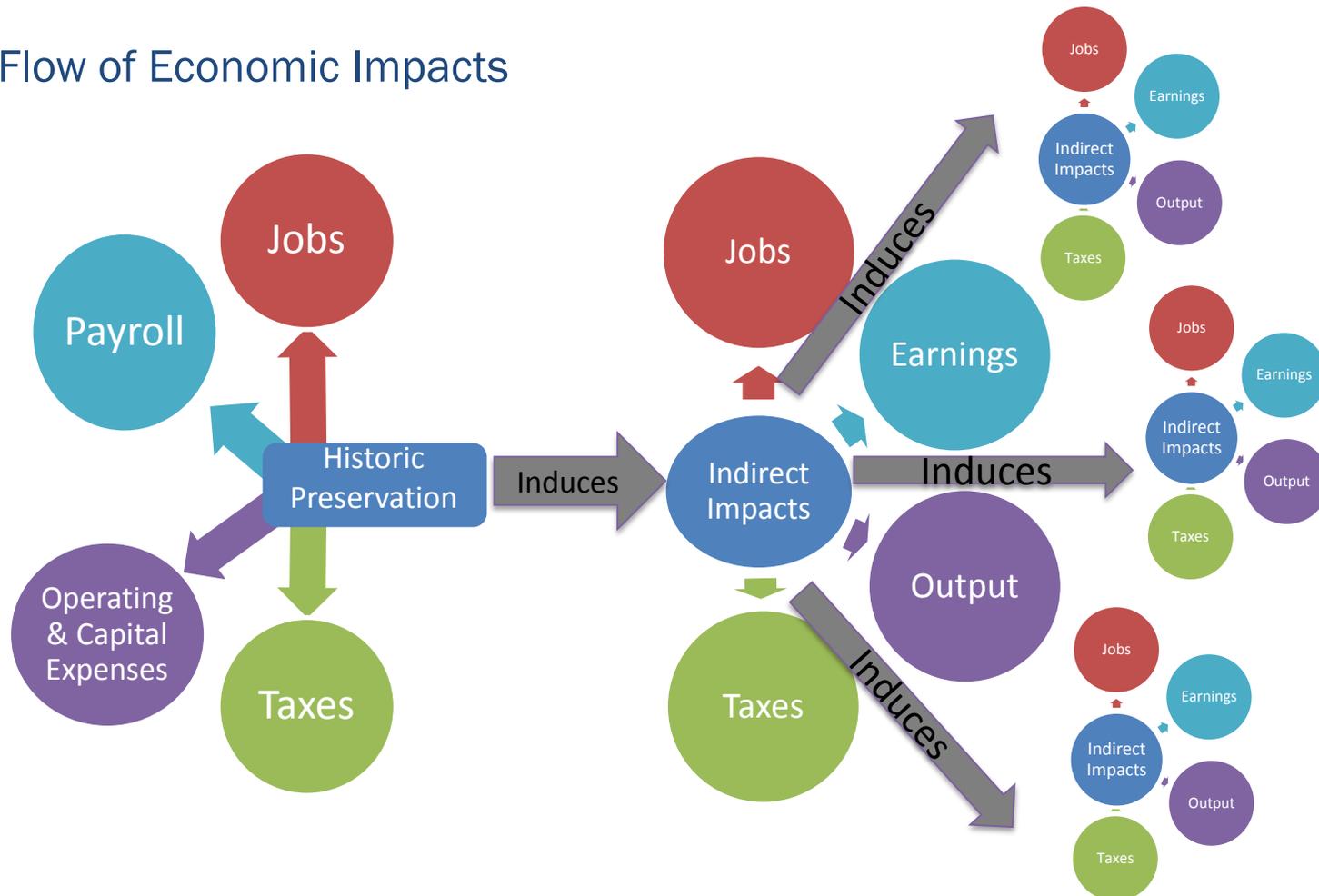
- ◆ **Output** is a measure of overall economic activity in Columbia generated from the spending and re-spending triggered by business and household spending. The output dollars summarize *total new or added economic activity at all points of the production process* rather than just the effects on gross domestic product. Output is a more robust and larger indicator of economic activity than GDP.
- ◆ **Earnings** is a measure of how much of the total output is attributable to new income generated for households living in the targeted geographic area, which is, in this case, the City of Columbia.
- ◆ **Jobs** are supported in the target geography by direct expenditures in the city (through construction and operations), as well as those supported more broadly by visitor spending.



The following diagram illustrates how economic impacts work. Projects have direct impacts—in this case from construction, facilities operation, and overnight visitor spending—which translate into jobs, wages, businesses and overhead, and taxes. This spending has “multiplier effects”; as more jobs are created, more people spend money at restaurants, retail centers, etc., which begets more jobs. These in turn beget more jobs, leading to substantial indirect economic impacts.

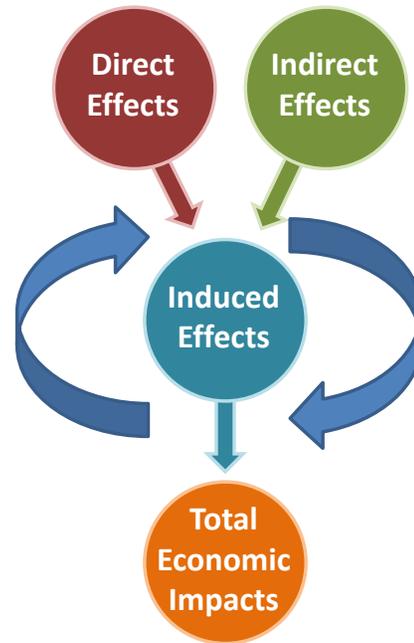
Each round of spending, however, diminishes in size because some spending takes place outside of Columbia. This “leakage” means fewer dollars for the next round of multiplier effects. Eventually, there are no dollars left from the original spending, thus defining a finite and measureable multiplier coefficient.

Flow of Economic Impacts



RIMS II multipliers are available at the national, state, and county levels. While Columbia represents a large portion of the economy of Boone County, multipliers are not available for the city. Because of this, multipliers for the city are derived from analyzing the relative size of the economy of Columbia compared to Boone County and adjusting the county multipliers by this size ratio.

In order to quantify the relative size of the Columbia economy to the Boone County economy, comparisons were made to the general population along with the size and number of businesses within Boone County and within Columbia. The rationale behind these comparisons is that these factors should indicate the relative size and strength of a given economy. In

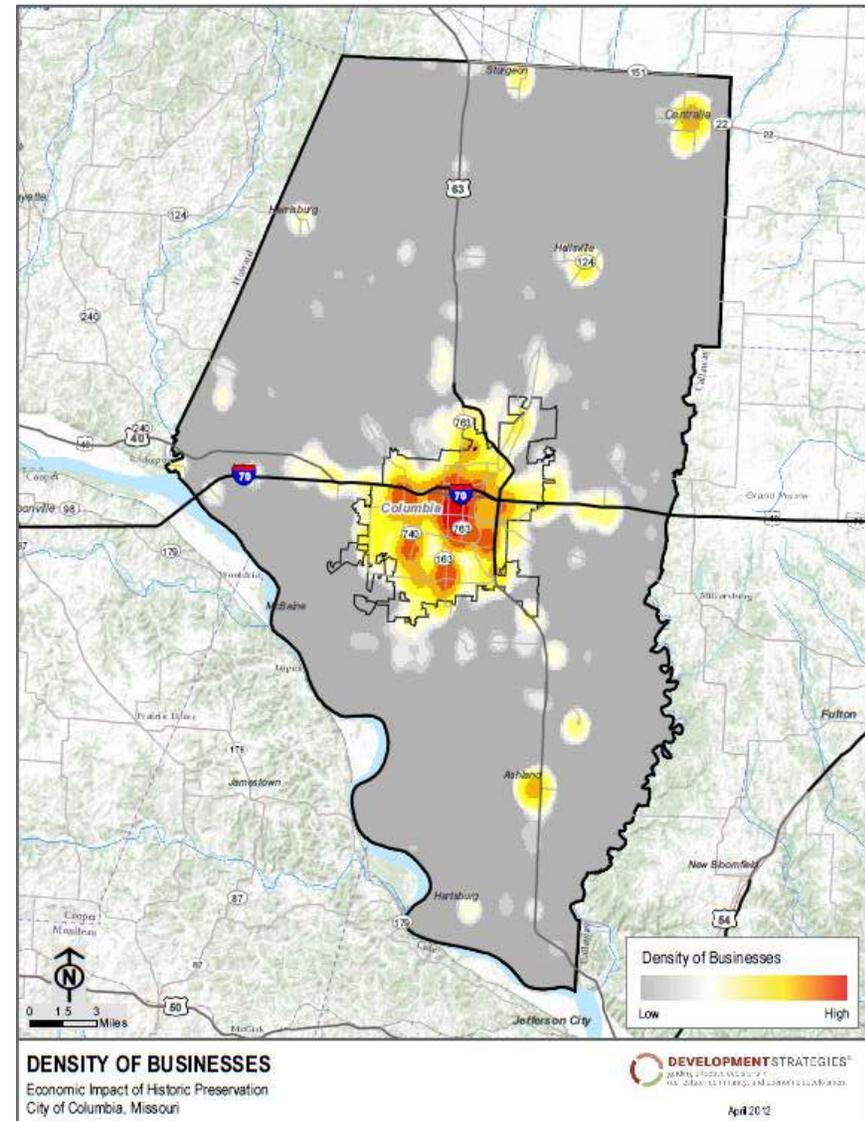


Type II Multipliers

Industry	BOONE COUNTY			CITY OF COLUMBIA		
	Output	Earnings	Employment	Output	Earnings	Employment
Construction	1.64	0.44	11.90	1.27	0.34	9.24
Architectural and engineering	1.68	0.54	11.62	1.30	0.42	9.02

total, Boone County has almost 6,000 businesses; roughly 4,650 these businesses are in Columbia. Population totals further support these estimates. Using this ratio, the Columbia economy makes up roughly 78 percent of

the Boone County economy. This percentage is then applied to the Boone County multipliers to derive a city-level set of multipliers.



Case Study—Missouri Economic Impact Study

The Center for Urban Policy Research at Rutgers University released a report in December 2001 which described the economic impacts of historic preservation on the state of Missouri. This Columbia study closely reflects the categories and methodologies outlined in the Rutgers University study and applies them to the city level.

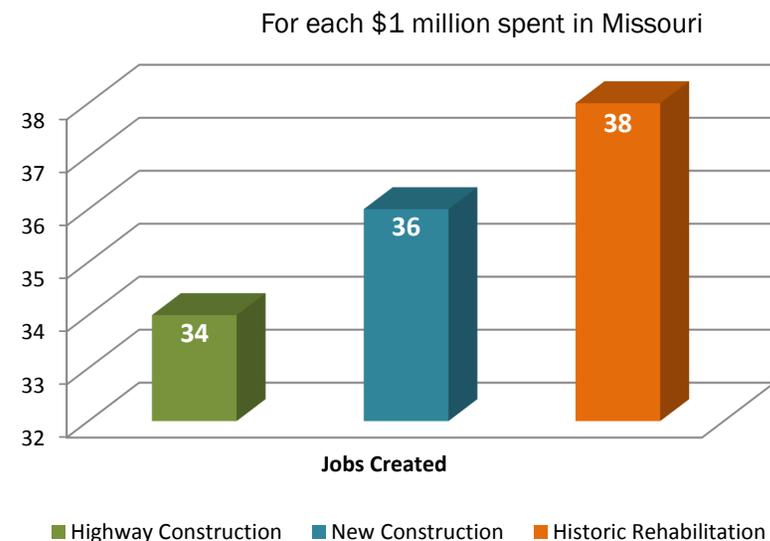
Missouri has been an influential state in the preservation of historic buildings and districts. Through the implementation of historic preservation tax credits, grants, and other legislation, Missouri often serves as a model for economic impacts from historic preservation. The study conducted by Rutgers University sought to conclude the total economic effects of the major components of historic preservation in Missouri through an input/output model.

The study focused on analyzing the various components of historic preservation that impact the economy—namely physical preservation work, heritage tourism, Main Street programs, and historic preservation tax credits. The Columbia report is structured off of the main components of the Rutgers report for the entire state.

Through an estimated \$1.1 billion in direct spending statewide, the state economy experienced an increase in 28,000 jobs, \$917 million in added economic activity, \$582 million in household income, \$109 million in state tax revenue, and \$808 million in in-state wealth. These conclusions from demonstrate show that historic preservation can have a great impact on economic conditions and can be used as a generator of jobs, income, and tax revenue.

Historic preservation in Missouri is not just important culturally and aesthetically, it also fosters significant economic activity and benefits. Annual direct economic effects, calculated conservatively, include \$346 million in historic rehabilitation spending, \$660 million in heritage tourism spending, about \$5 million in net Main Street Program activity—for a total of over \$1 billion annually.

-Place Economics 2001



Moreover, as the Rutgers report notes, one million dollars spent for historic rehabilitation will create more jobs and more state and local taxes than a million dollars spent on highway construction. *(Chart by Missouri Preservation, statistics from Rutgers University and Donovan Rypkema.)*

Historic Preservation Capital Expenditures

Overview

Historic Preservation Tax Credits

Economic Impact

Overview

Capital expenditures on historic preservation generate economic activity through spending on labor, materials, and services. As discussed earlier, this spending has ripple effects through the economy that support jobs and increased incomes and tax revenues.

The preservation of historic buildings typically requires very skilled labor, trained service professionals, and specific building materials to effectively restore a historic property or district. Because of this, economic activity generated from the physical rehabilitation of a historic property generally garners high economic impacts for a city or region. Over the past decade, Columbia has benefited from an increase in construction targeted at historic preservation and renovation.

The impact of construction on historic properties in Columbia is not directly quantifiable because of differing reporting standards across institutions, municipalities, and the private sector. For the purpose of this study, capital expenditures were divided into several categories before utilizing an I/O multiplier model and analyzed further. These categories include:

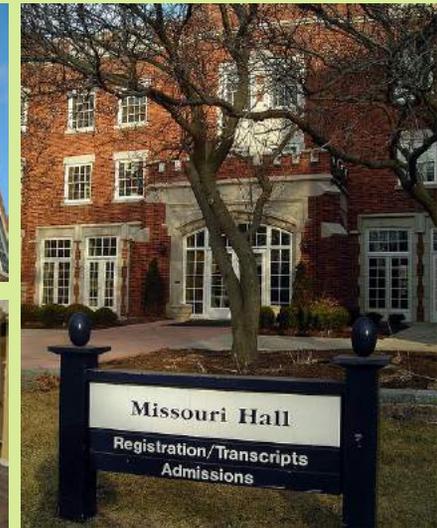
- ◆ Local universities—University of Missouri, Columbia College, Stephens College
- ◆ Municipalities—Boone County and the city of Columbia
- ◆ State historic preservation tax credit projects
- ◆ Private investment

Data was derived from multiple sources, adjusted, and normalized to apply to the multipliers. This data is further explained on the following pages.

Historic Preservation Spotlight | Columbia

Missouri Hall, located on the campus of Columbia College, was awarded Leadership in Energy and Environmental Design (LEED) silver certification by the U.S. Green Building Council for its renovation in 2009. The original 38,000 square foot building was completed in 1920. The \$3.9 million project was the first in Columbia to receive this level of recognition.

The renovation incorporates modern operational efficiencies and aesthetics without compromising its irreplaceable historic detailing. The hall captures natural daylight, has improved indoor air quality and, has a controllable thermal level that creates a healthier work environment.



The rehabilitation of Missouri Hall allows Columbia College to preserve an important piece of its history while providing a modern facility for faculty, students, and staff. *Columbia College*

Historic Preservation Tax Credits

Columbia has benefited greatly from the state and federal historic preservation tax credit programs over the past decade. Since 2002, \$88.8 million has been spent in Columbia because of the historic preservation tax credit program to preserve and rehabilitate historic buildings in Columbia. These expenditures, while creating additional impacts on the local and regional economy, also provide direct jobs, income, and output for the city.

The data required to produce an input/output economic impact model that is centered on historic preservation capital expenditures involves understanding how tax credits are used throughout the preservation process. While only one piece of the total amount spent on preservation, historic preservation tax credits are an important element because of the following:

- ◆ Data on expenses and tax credit amounts is standardized and accurate.
- ◆ Expense information can be categorized based on how money was spent on each project and segmented into various categories—for example, hard costs and soft costs.
- ◆ Projects are well documented by year, amount of credits awarded, and by total project expenses.
- ◆ The size and number of projects awarded tax credits generally follows market conditions over time. Better economic conditions result in more historic preservation tax credit investment. One is able to understand the relative strength of a development cycle from analyzing changes in tax credit development in a market.
- ◆ Developers in Columbia have developed a sophistication with the historic preservation tax credit development process, providing rich data for further analysis.

Historic Preservation Spotlight | Columbia

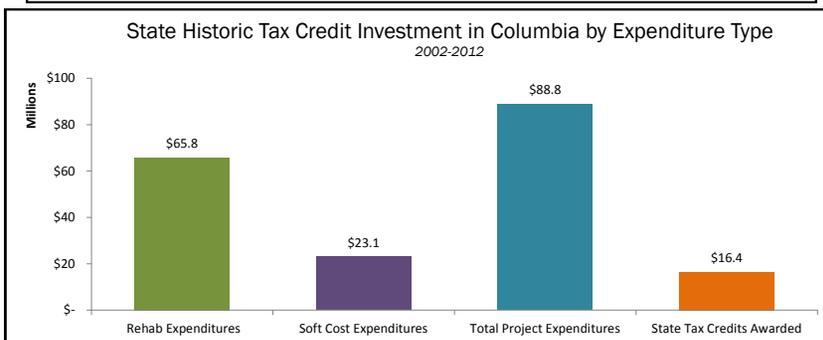
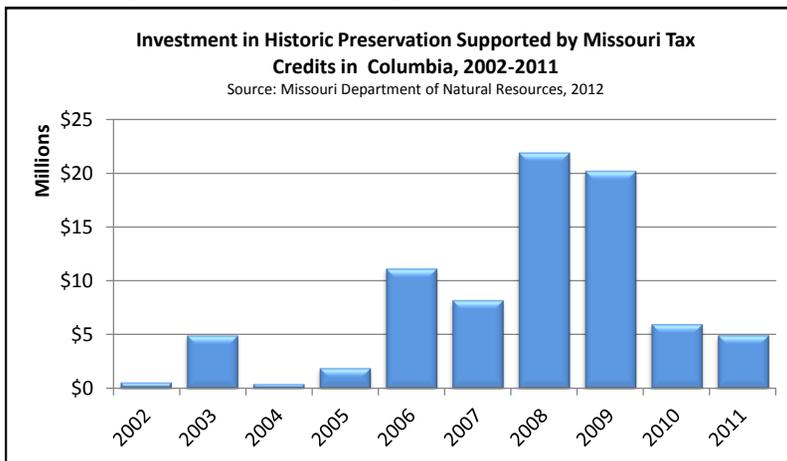
The Virginia Building was built in 1911 and quickly became a central fixture of Columbia's downtown district. In 1965, the building underwent drastic modernization efforts. The updating was common in the late 1960s when many property owners attempted to solve the "downtown problem" by renovating their older buildings to look streamlined and modern. That project included greatly reducing the size of the storefront windows, replacing the large second floor windows with narrow concrete encased window units, and wrapping three exterior walls with ribbed metal siding. Inside, ceilings were dropped to almost half of their original height, and the storefront shop layout was changed to create small spaces with little natural light.



Virginia Building

In 2002, new owners undertook a substantial renovation of this building, removing the fading metal siding, adding new windows and restoring architectural details. The building now represents one of the earliest successful rehabilitation projects in Columbia that utilized historic preservation tax credits. *National Register of Historic Places*

Historic preservation tax credit projects in Columbia have been very successful in the past decade and have become better understood as an economic improvement tool (first project awarded tax credits in 2002). The graphs below show the breakdown of investments in projects that were awarded historic preservation tax credits at the state level. Over the past decade, 26 Columbia projects have been awarded credits—with \$88.8 million invested. Of this \$88.8 million, \$16.4 million was spent on tax credits, which leveraged an additional \$72.4 million (all adjusted to 2012 dollars) in private investment. As seen later in this section, these expenses have strong impacts on the local and regional economy. Every \$1.00 in tax credits leverage an additional \$4.40 in private investment

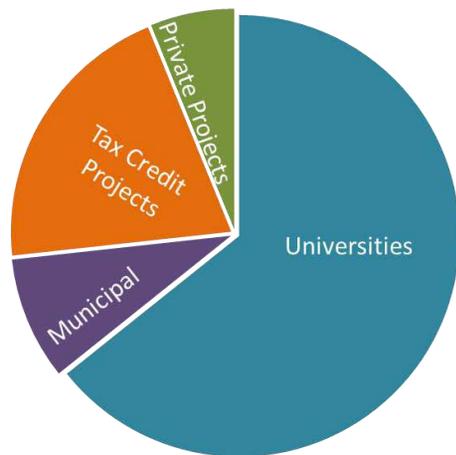


The map above shows the locations for projects receiving historic preservation tax credits in Columbia over the past decade scaled by investment totals. A majority of the projects and expenses are located downtown.

While historic preservation tax credit projects provide a rich data source for the input/output model, they are not the only sources of spending for historic preservation in Columbia. Below is a look at the breakdown of spending between historic preservation tax credit projects, local universities, city projects, and private projects. Universities in Columbia, primarily the University of Missouri, actually make up a majority of the spending on historic preservation in the city. These institutions contribute to a large portion of spending because of their size, large historic building stock, and demand for space, with an estimated \$340 million spent to renovate and rehabilitate historic buildings and districts since 2002 (in 2012 dollars). By comparison, municipalities and private developers (excluding tax credit projects) are estimated to have spent ten percent of that amount.

Expenditures on Historic Preservation

2002-2012



Historic preservation tax credit projects, with detailed records and data sets, comprise the next largest category for historic preservation expenditures at \$88.8 million. Private development and municipal expenses are estimated at close to \$25 million each. After adjusting for inflation across all categories, total development expenditures totaled \$475 million in 2012

List of Projects Receiving State Historic Tax Credits

2002-2012

Project Name	Property Address	Tax Credit Issue Date
716 West Broadway	716 W Broadway	8/7/2002
Virginia Building/Strollway Center	111 S 9th St	3/4/2003
Guitar House/Confederate Hill	2815 Oakland Gravel Road	3/31/2004
Miller Building, C.P. #1	800-802 E. Broadway, C.P. #1	1/12/2005
Matthews Building	804 E. Broadway	8/3/2005
Kress Wholesale Co. Bldg.	1025 E. Broadway	3/10/2006
Ballenger Building	27 S.Ninth Street	5/30/2006
Tiger Hotel	23 S. Eighth Street	9/11/2006
Central Dairy Warehouse & Commercial Block	1104 E. Broadway	12/29/2006
Miller Buiding, C.P. #2	800-802 E. Broadway, C.P. #2	6/26/2007
Hamilton-Brown Shoe Factory	1123 Wilkes Blvd. CP #1	9/6/2007
Envira Building	1011-1019 E. Broadway	10/30/2007
Wood Hall-Stephens College	5 S. College Avenue	6/10/2008
Columbia Hall-Stephens College	14 Waugh Street	9/23/2008
Hamilton-Brown Shoe Factory C.P. #2	1123 Wilkes Blvd. CP#2	11/7/2008
Dorsey Block	906-914 E. Broadway	12/30/2008
Renie Hardware	16 N. Eighth Street	3/17/2009
Central Dairy Building	1106 E. Broadway	4/24/2009
Coca Cola Bottling Company Building	10 Hitt Street	7/7/2009
Lindsey Jewelry Building	918 E. Broadway	8/6/2009
Diggs Building/Wright Brothers Mule Barn	1107 Hinkson Avenue	9/25/2009
Missouri Theatre	203 S. Ninth Street	10/19/2009
Poole and Creber Market Company Warehouse	1023 E. Walnut Street	3/29/2010
Berry Wholesale Grocery Company	1025-33 E. Walnut Street	12/1/2010
Haden Building	901 E. Broadway	7/7/2011
McGlasson Distributing Building	1020 E. Walnut Street	7/15/2011

Economic Impact

Multipliers are selected from industry categories that relate specifically to construction and historic preservation. For instance, the historic preservation of a building would likely have a direct economic impact on construction, architecture and planning, financial services, and legal disciplines. These multipliers are then weighted based on assumed total construction budget percentages.

The table below show local multipliers specifically related to the construction industry used for Boone County and the City of Columbia. Once multipliers are established at the city level, expenditures are divided into specific industry sectors and disciplines that are involved in historic preservation. After researching historic preservation capital expenditure budgets and pro formas, the table below was created to allocate costs across the selected sectors and disciplines.

The selected multipliers are now aligned with capital expenditures for historic preservation in Columbia. The next step is to apply documented expense data to the multiplier model.

Multipliers from Regional Input-Output Multiplier System (Table 1.5)
U.S. Dept. of Commerce, Bureau of Economic Analysis

Percentage of Total Cost	Industry and NAICS Code	BOONE COUNTY			CITY OF COLUMBIA		
		Output (dollars)	Earnings (dollars)	Employment (number of jobs)	Output (dollars)	Earnings (dollars)	Employment (number of jobs)
74%	Construction	1.64	0.44	11.90	1.27	0.34	9.24
3%	Architectural, engineering, and related services	1.68	0.54	11.62	1.30	0.42	9.02
1%	Legal services	1.78	0.75	13.10	1.38	0.58	10.17
8%	Real estate	1.35	0.22	18.05	1.05	0.17	14.01
5%	Office administrative	1.76	0.64	15.57	1.36	0.50	12.09
3%	Management of companies and enterprises	1.67	0.57	9.48	1.30	0.44	7.36
1%	Insurance, brokerages, and related activities	1.67	0.48	12.02	1.29	0.37	9.32
5%	Securities, investments, and related activities	1.77	0.67	19.85	1.37	0.52	15.41

Historic Preservation Spotlight | Columbia

The Hamilton-Brown Shoe Company Building, located at 1115 Wilkes Boulevard, was built in 1907. It served as a Hamilton-Brown shoe factory from then until 1939. The factory was the first facility that Hamilton-Brown, which was at the time the largest shoe manufacturing company in the world, operated outside of St. Louis. The factory building today provides an intact, highly significant link with Columbia's early industrial history. The building, utilizing historic preservation tax credits, was converted into offices and lofts in 2007.



The tables to the right summarize investments made for historic preservation construction in Columbia over the last decade. The top table focuses only on those projects using historic preservation tax credits. The bottom table includes all city-wide investments in historic structures, which include those made by historic preservation tax credit projects as well as universities, private developers, and municipalities.

The multipliers for these models are created by blending percentages spent on hard costs and soft costs. Through analyzing construction pro formas of similar historic preservation projects in Missouri, it is concluded that 74 percent of expenses are allocated to hard costs. Because of this, the construction multiplier receives the most weight. The soft costs are then a blend of services that are necessary for historic preservation construction; such as architectural, financial, legal, and administrative services.

After adjusting all construction expenditures to 2012 dollars, the \$88.8 million that has been reinvested in historic preservation tax credit properties in Columbia since 2002 helped support an estimated 947 jobs. These are jobs that include construction and related jobs initially supported by the direct spending (112) plus multiplier effects (835). Additionally, \$73 million in household earnings and \$201 million in total output have been supported by construction spending on historic preservation tax credit projects over the past decade.

Total city-wide spending on historic preservation was done as a separate analysis because of the magnitude of spending done at the university level—particularly the University of Missouri. Historic preservation is in line with university operations because of the available building stock, an em-

CUMULATIVE ECONOMIC IMPACT OF HISTORIC TAX CREDIT INVESTMENT			
CITY OF COLUMBIA	(1) Hard Costs	(2) Soft Costs	(3) Total
Direct Spending	\$65,730,000	\$23,111,000	\$88,841,000
MULTIPLIERS			
Output	1.27	1.25	1.27
Earnings	0.34	0.38	0.35
Employment	9.24	12.22	10.01
ADDED ECONOMIC IMPACT ON COLUMBIA			
Output	\$83,803,000	\$28,913,000	\$112,716,000
Earnings	\$22,331,000	\$8,875,000	\$31,206,000
Indirect Jobs Held by Columbia Residents	570	265	835
TOTAL ECONOMIC IMPACT ON COLUMBIA			
Output			\$201,557,000
Hard Cost Earnings			\$32,865,000
Soft Cost Earnings			\$9,244,400
Total Earnings			\$73,315,400
Direct Jobs in Columbia			112
Total Direct and Indirect Jobs in Columbia			947

CUMULATIVE ECONOMIC IMPACT OF CITY-WIDE INVESTMENT			
CITY OF COLUMBIA	(1) Hard Costs	(2) Soft Costs	(3) Total
Direct Spending	\$350,808,000	\$123,348,000	\$474,156,000
MULTIPLIERS			
Output	1.27	1.25	1.27
Earnings	0.34	0.38	0.35
Employment	9.24	12.23	10.01
ADDED ECONOMIC IMPACT ON COLUMBIA			
Output	\$447,269,000	\$154,315,000	\$601,584,000
Earnings	\$119,181,000	\$47,366,000	\$166,547,000
Indirect Jobs Held by Columbia Residents	3,042	1,416	4,458
TOTAL ECONOMIC IMPACT ON COLUMBIA			
Output			\$1,075,740,000
Hard Cost Earnings			\$175,404,000
Soft Cost Earnings			\$49,339,200
Total Earnings			\$391,290,200
Direct Jobs in Columbia			598
Total Direct and Indirect Jobs in Columbia			5,056

*Figures adjusted to 2012 dollars

phasis on campus branding through historic buildings, and campus planning initiatives—so historic preservation generally receives greater reinvestment on campus than in the private sector or in local government. For example, the University of Missouri estimates its annual historic preservation spending to total \$28 million. This is three times the amount private developers spent in an average year for historic preservation tax credit projects in Columbia over the last decade.

Because of the large investments made at the university level and from private developers utilizing historic preservation tax credit incentives in the last ten years, Columbia has seen a considerable impact in its economy from historic preservation. Including university expenditures, historic preservation investments have supported over 5,000 direct and indirect jobs, \$391 million in total household earnings, and over \$1 billion in economic activity in the city.

On a yearly basis, assuming the average expenditures are constant, 500 jobs are supported by historic preservation construction in Columbia, almost \$40 million in earnings are generated, and \$100 million in output is created. While much of these totals are kept within the Columbia economy, ripple effects of this spending impact other parts of the county, region, and state. In fact, as some construction materials and labor are brought in from outside Missouri, economic impacts occur on a national level as well.

Heritage Tourism

Heritage Tourism Columbia

Economic Impact

Heritage Tourism in Columbia

As an industry, tourism is one of Missouri's top revenue producers and is one of the fastest growing elements of the state's economy. Counting only the spending attributable to the heritage portion of their travels, expenditures of Missouri heritage travelers amount to \$660 million annually. This \$660 million translates into annual economic benefits to the state equaling 20,077 jobs, \$325 million in income, \$574 million in gross state product, \$79 million in state and local taxes and annual in-state wealth creation of \$506 million.

Columbia, having been founded in 1821, has a rich history and culture that is celebrated through various heritage festivals, museums, and cultural events. These events and institutions impact the local, regional, and state economy through added expenditures on payroll, operations, and visitor spending. As with historic preservation capital expenditures (noted in the section above), spending on heritage tourism has ripple effects that spread throughout the City's economy.

For the basis of this analysis, a collection of institutions and events specifically connected to heritage tourism were chosen and studied.

These events and cultural institutions include:

- ◆ The Columbia Heritage Festival
- ◆ The State Historical Society of Missouri
- ◆ The Walters-Boone County Historical Society
- ◆ The Maplewood Home Museum

The events and institutions noted above are selected because of their focus on local heritage and culture and their attraction for visitors from outside

Columbia. Outsiders bring “new money” to Columbia, an important component in stimulating multiplier effects and economic growth. Historic preservation is central to each event and institution.

Data was collected from each event and institution to understand annual expenditures on operations, payroll, and revenues. Additional data was collected from surveys, research, and interviews with the Columbia Convention and Visitors Bureau and the City of Columbia.



Events like the Heritage Festival help preserve Columbia's culture and history while bringing in visitors to the City—which stimulates economic growth.

Economic Impact

According to research done by the Columbia Convention and Visitors Bureau, Columbia visitors spend an average of \$390 per party which includes \$139 for lodging, \$62 for entertainment, \$106 for meals and \$83 on other types of expenditures. Travel spending per person is estimated at \$149, suggesting that the average party has 2.6 members. Most visitors indicate that dining (20 percent), shopping (17 percent), and sporting events (16 percent) were among the most significant functional drivers that motivated them to visit the city. More than three quarters of Columbia visitors are adults/adult couples (76 percent) with the other quarter indicating they visit as a family with children.

The CVB data helps to track how money is likely spent by heritage/cultural tourists in Columbia. The industry-specific multipliers selected for analyzing the economic impact of heritage tourism on Columbia include:

- ◆ Museums, historical sites, zoos, and parks
- ◆ Civic, social, professional, and similar organizations
- ◆ Construction
- ◆ Households
- ◆ Hotels and motels
- ◆ Retail trade
- ◆ Food service and drinking places

Historic Preservation Spotlight | Columbia

The Heritage Festival and Craft Show occurs every September in Columbia. The festival, an important heritage and cultural event in Columbia, focuses on the region's history, traditions, and crafts.

The festival is described in detail by the Columbia Convention and Visitors Bureau:

"Visitors will be taken back to the traditions of the past. Listen, learn, and see history as it comes alive. See artisans and tradesmen dressed in 19th century attire demonstrating their trades and selling their wares. A large contemporary handmade craft area will also be featured.

Enjoy entertainment on two stages including music, dancing and storytelling. Saturday Evening Ghost Stories are sponsored by the Mid-Missouri Organization Storytellers. Tour the Historic Maplewood Home and the Walter's Boone County Historical Museum. Great food and a beautiful park setting will make the Heritage Festival a family tradition!"

Through data provided by the Columbia Convention and Visitors Bureau, an estimated 15,000 people visit the festival each year. Total expenses incurred to plan and operate the event equal \$40,700. With an estimated \$2.3 million generated in visitor spending (\$671,000 from out of town visitors), the event has a considerable economic impact on the City of Columbia and is a selling point for the region. With many volunteers on hand, the event also has low payroll expenditures compared to many other events. This further enhances the impact of outside money spent in Columbia.



Annual operating expenditures total \$763,000—excluding employee compensation—for the four events and institutions studies as heritage and cultural attractions in Columbia. Among them, the State Historical Society of Missouri makes up roughly three-fourths of the total expenditures. With relatively low operating expenditures, it is estimated that these events and institutions attract 18,500 visitors to Columbia each year. Based on survey research, roughly 2,600 of these visitors are from out of town. These visitors are particularly important because the money they spend in

Columbia is directly captured through hotel stays, food, entertainment, and shopping.

Across the four events and institutions, roughly \$2.8 million in direct spending is attributed to heritage tourism in Columbia each year. Total economic activity, including direct and multiplier effects, is estimated at \$8.9 million. Earnings for Columbia households is annually estimated to be \$3.3 million. Finally, 120 total jobs are supported both directly and indirectly because of these events and institutions.

AVERAGE ANNUAL ECONOMIC IMPACT OF CULTURAL HERITAGE ON COLUMBIA				
	(1) Operating Expenditures	(2) Employee Compensation	(3) Visitor Spending	(4) Total
Direct Spending	\$763,000	\$1,271,000	\$743,000	\$2,777,000
Multipliers				
Output	4.90	0.93	1.62	2.21
Earnings	1.82	0.24	0.46	0.73
Employment	69.82	8.38	14.34	26.86
ADDED ECONOMIC IMPACT ON COLUMBIA				
Output	\$3,736,000	\$1,187,000	\$1,206,000	\$6,129,000
Earnings	\$1,388,000	\$304,000	\$341,000	\$2,033,000
Indirect Jobs Held by Columbia Residents	50	10	10	70
TOTAL ECONOMIC IMPACT ON COLUMBIA				
Output				\$8,906,000
Earnings				\$3,304,000
Direct Jobs				50
Total Direct and Indirect Jobs in Columbia				120
Multiplier Definitions:				
Output:	Total dollar change in the Columbia economy due to expenditures by cultural heritage establishments.			
Earnings:	Total dollar change in earnings of households in Columbia due to expenditures by cultural heritage establishments.			
Employment:	Total change in the number of jobs held by Columbia residents per \$1,000,000 of added output.			

D o w n t o w n C o l u m b i a

Overview

Demographic Analysis

Economic Impact

Other planning efforts initiated by the City include:

◆ Downtown Columbia Planning Charrette

Urban planners recently conducted an intensive week-long planning exercise known as a charrette to identify and outline new planning opportunities for the city. They held public hearings and met with nearly all of the downtown property owners, along with business operators, residents and others with a stake in the health of downtown to get input on how to improve the City through new planning efforts and initiatives.

◆ 8th Street Historic Avenue of the Columns

Currently, major efforts are underway to revitalize and energize this historic area of Columbia. Members of the Eighth Street Beautification Committee completed the first step of the Eighth Street master plan in 1997 with the dedication of Court-house Square. Reformed several years later as the Historic Avenue of the Columns Committee, this group of property owners, government representatives and other interested parties reviewed different proposals for the Avenue. The chosen master plan for Eighth Street includes both short and long term projects such as new multi-use developments, attracting new residents and new retailers, adding more trees and benches, and creating an atmosphere emphasizing arts and culture. Commemorating the historic aspect of Eighth Street, the Historic Avenue of the Columns will still emphasize the relationship between the university and the city, and will become a classic and inviting area for new restaurants, businesses, and housing complexes.

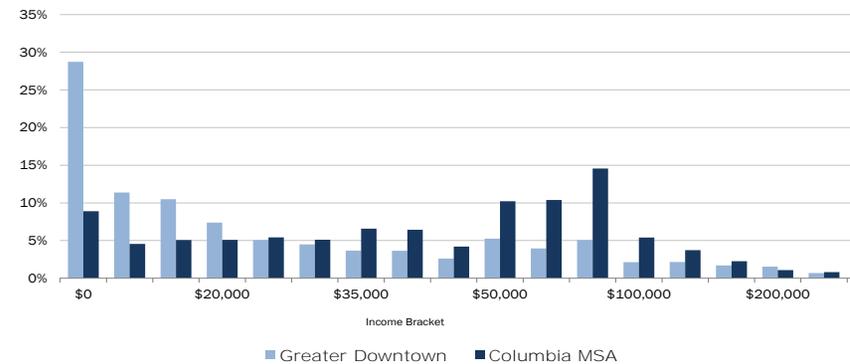


Demographic Analysis

As the charts below demonstrate, Columbia’s greater downtown population has limited income. This is mainly due to the presence of three universities in the downtown area with large student populations. Despite this, purchasing power among this age cohort is generally considered to be strong. As income data shows considerable growth in Columbia in the last decade and projected over the new few years, the downtown area could see an influx of income growth if development keeps pace.

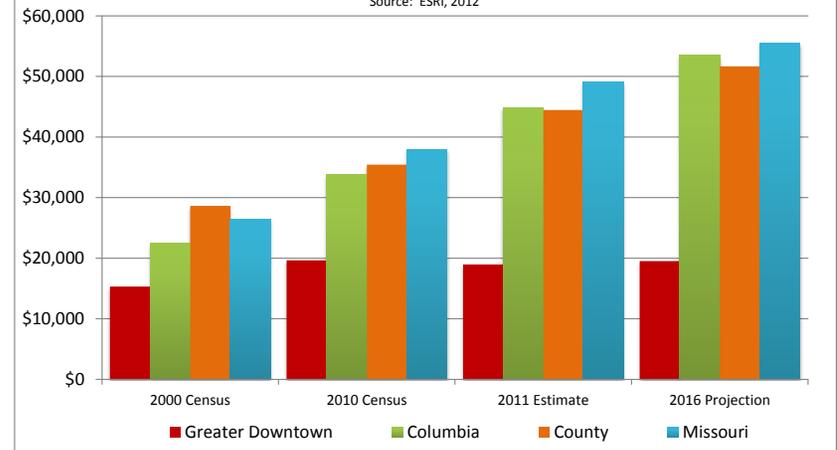
Income Distribution Comparison

Source: ESRI, 2011



Median Household Income Comparison

Source: ESRI, 2012



Historic Preservation Spotlight | Columbia

The Downtown Community Improvement District (CID) is an independent organization dedicated to keeping Columbia's downtown—*The District*—vital. Carrie Gartner, director of The District, has seen Columbia's decade-long transformation first hand. In an article written in August 2011, Ms. Gartner describes her perspective on historic preservation in Columbia.

The Changing Face of Historic Renovation

When I first started as director of a downtown organization over a decade ago, my predecessor gave me one piece of advice: stay away from historic preservation. Apparently, she had once tried to establish a historic district but had been shot down by the board fairly handily.

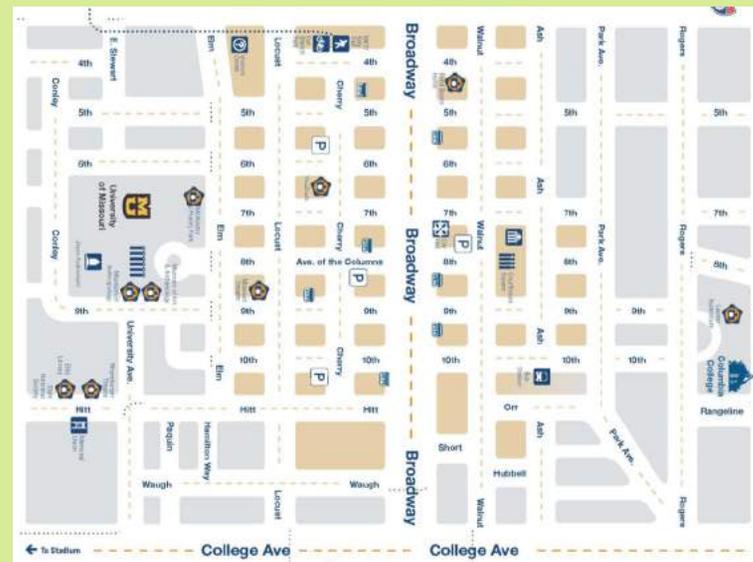
It only took 2 years for everything to change. Since 2002, our city has seen 24 historic preservation tax credit projects that created 392 jobs, 180 housing units and generated over \$75 million for the local economy. On top of that, we've seen some adaptive reuse projects that have given new uses to aging properties—a roofing company into art studios, a laundry facility into a coffee shop and ballet, and a grocery warehouse into loft apartments.

Why the turnaround?

I think part of the problem was a lack of understanding about historic preservation--what it entailed, what it required, and what it could do for the community. I quickly realized that most people thought that a National Historic Register Listing meant that the federal government automatically placed restrictions on a building, limiting the types of changes you could make to it and even prohibiting you from tearing it down. The reality is very different. Listing on the National Historic Register does not mean that you have to do anything to your building. You can even, heaven forbid, tear the thing down. Once we explained that federal and state renovation guidelines only applied if you were using a government incentive in the form of state and federal tax credits, property owners became much more comfortable listing their building on the Historic Register. In fact, once they realized they could use government tax credits to help fund their projects, many saw no problem meeting federal guidelines for their buildings.

Education is certainly important but the real reason for the turnaround, I think, was the work of one father/son team who took on the first Historic Preservation Tax Credit project in our downtown. The building spanned half a block and had been covered with metal siding back in the era where people were trying to solve their "downtown problem" by embracing a poor version of modernity. In fact, the upper cornices had been offhandedly chipped away in order to install the siding. To make matters worse, they covered all the windows as well. When the first section of siding was removed and the historic brick underneath was finally exposed, I think half of downtown stood out on the sidewalk marveling. The final result was the restoration of a beautiful historic building and the reclaiming of a section of Ninth Street that had been lost when the siding went up.

Now, nearly a decade later, historic preservation is a given in our community. It's added some traditional beauty to our cityscape, helped our local economy, opened up some underused sections of our downtown, added more retail and restaurant options, and even lead the way for other types of development incentives, such as TIF. When it comes to successful government initiatives, I don't think you can ask for much more.



Economic Impact

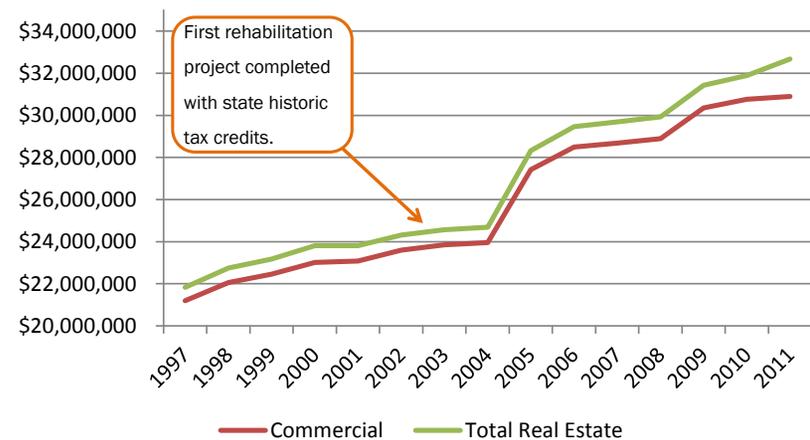
Measuring the economic impact of historic preservation on a downtown district quickly becomes complex because of the influence of various outside factors, such as city planning efforts, beautification improvements, infrastructure work, new construction, retail mixes, and population trends—all of which have influences outside of historic preservation efforts.

Research suggests that historic properties can achieve premium building values, rents, and lease rates. One study showed property premiums of between five and eighteen percent for historically-designated properties in major cities in Texas. While that study suggests that historic properties are given a premium in the market, the range of value appreciation is difficult to quantify because of many variables in addition to historic status.

The methodology behind analyzing historic preservation’s impact on downtown Columbia was adjusted from the previous sections of this study because of the lack of data available to truly isolate the effects of historic preservation on an entire district.

Initial research, with data provided by The District, shows an improvement in aggregated downtown property values roughly around the same time major historic preservation efforts were taking off (2002 through 2004). Market values for downtown properties was tracked by The District from 1997 through 2011. Based on this initial data, a hypothesis was formed that historic preservation can be linked to improved property values, which in-turn should provide increased tax revenues to the city and added economic benefit to Columbia. The following chart shows the increase in property values since 1997.

**Downtown Property Values
1997-2011**



Data Analysis

The previous sections utilize input/output multipliers models to analyze the economic impacts of various forms of historic preservation. Because costs associated with preserving the whole downtown district are not accurately separated into historic preservation and other improvement methods, a different analysis was conducted on property values and tax revenue to understand how they change over time relative to other building types.

With data made available from the Boone County Assessor’s Office, property value and tax revenue data was analyzed for properties that have been known to go through a historic preservation process in the last decade. Data was also collected on the property values and tax revenue

nues of 40 selected properties of other types. The categories used for comparison include:

- ◆ Historic preservation properties in downtown Columbia
- ◆ Non-historic downtown Columbia properties
- ◆ Suburban Columbia properties
- ◆ Boone County properties

This property value data, with four independent and segregated categories, is then analyzed as property values change over time. Because historic preservation efforts first took off in 2002 with the first historic preservation tax credit project, property value and tax revenue data was collected from 2000 though 2011 to account for potential initial changes because of historic preservation efforts.

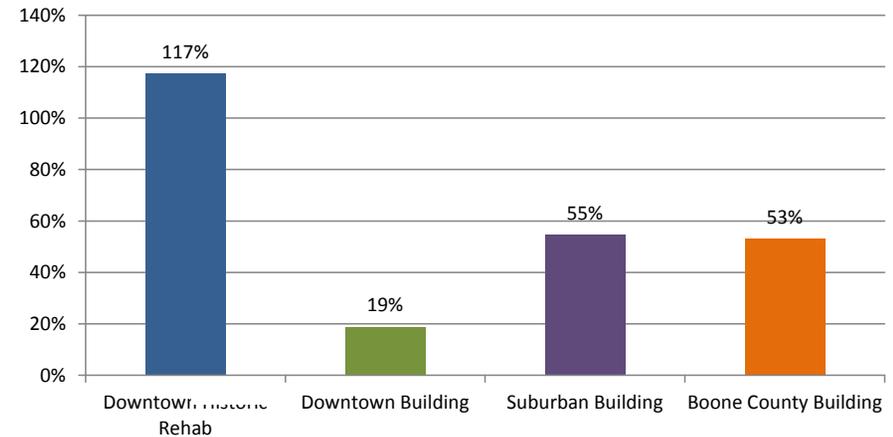
The downtown historic preservation properties had an increase in property values of 117 percent from 2001 through 2011. This is contrasted with a modest increase in non-historic downtown properties at 19 percent, suburban Columbia properties at 55 percent, and Boone County properties at 53 percent. Since considerable investments were made in the historic preservation properties, the substantial increase over the other categories is expected. Non-historic downtown buildings, however, showed less property value appreciation than suburban or county buildings. This suggests that historic preservation buildings, after renovation and restoration work, are attributed to much of the property value increases for downtown Columbia over the past decade.

Tax revenue data produced a similar chart, as historic preservation properties saw the largest increase in tax revenue. The chart below shows the percentage increase in tax revenue from 2001 through 2011 for the four categories.

Percent Increase in Property Values

2001-2011

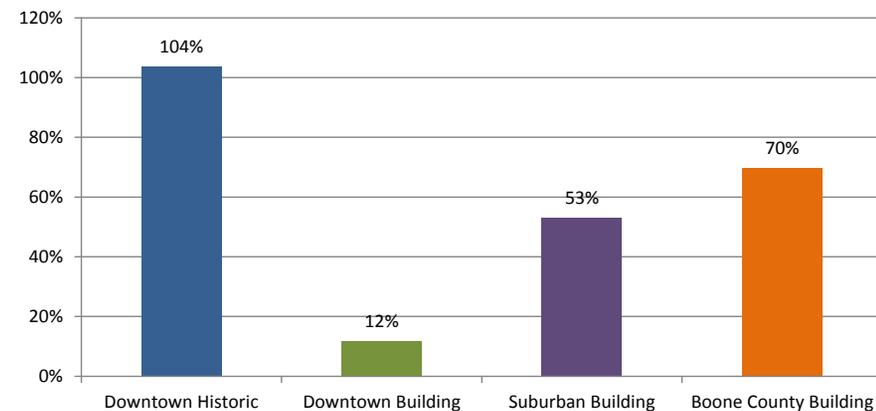
Source: Boone County Assessors Office



Percent Increase in Tax Revenue

2001-2011

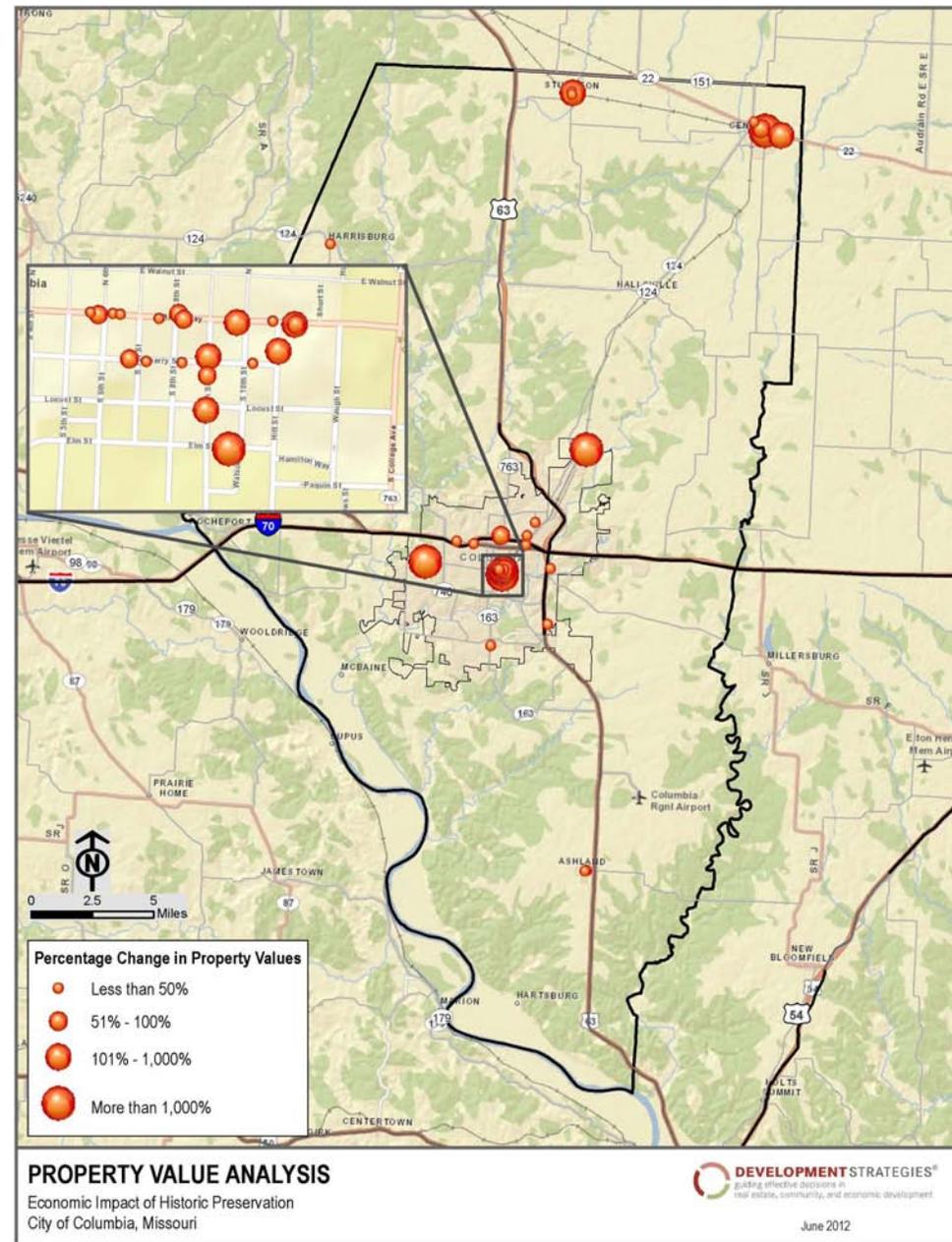
Source: Boone County Assessors Office



The map to the right shows the distribution of properties selected for analysis and the changes in property values over time. From the percentage increase tables on the previous page, historic preservation properties in downtown Columbia have the greatest total incremental increase since 2002. Similarly, tax revenues increased by the greatest amount for historic preservation properties in downtown Columbia.

The research suggests that investments in downtown Columbia, which is the hub of the greatest income concentration in the region, is best suited for historic properties because the incremental benefits are greater than other property types and regions.

While conclusions drawn from the data suggest that historic preservation in downtown leads itself to higher appreciated property values and a greater generation of tax revenue, it should be noted that a larger sample size of randomly selected properties (greater than 30 of each) would lend itself to more concrete conclusions. It is estimated, however, that the sample size used in this analysis is characteristic of overall market conditions and generally supports historic preservation as a good investment option for downtown Columbia. As more properties in downtown Columbia get preserved, a better understanding of their impact on the downtown area, property values, and tax revenues will be formed.



Sustainability and Historic Preservation

Overview

Landfill and Demolition Impacts

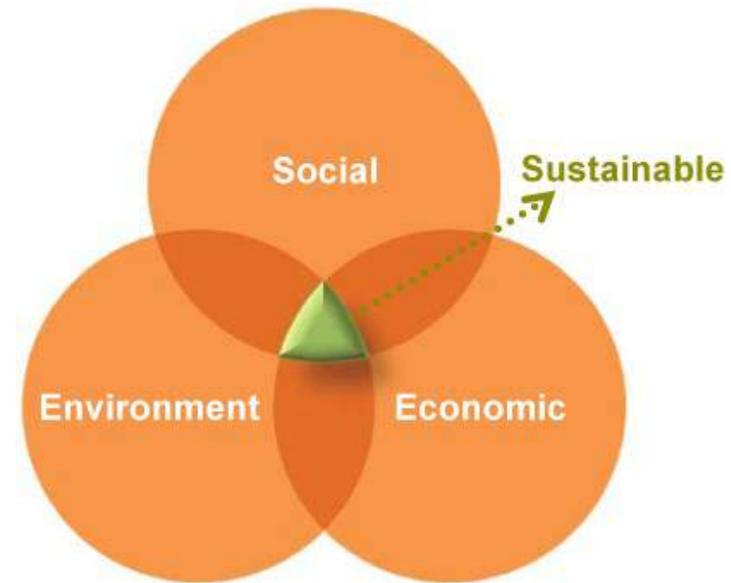
Overview

While many new construction projects are being built with sustainability in mind, historic preservation is considered by many experts to be the most sustainable way to create usable space, properties, and neighborhoods. Historic preservation is also connected with added economic benefits to surrounding properties and neighborhoods.

There are economic benefits to the local community that decides on historic preservation rather than new construction. Historic preservation can also lead to increased cultural preservation and tourism. The following research findings demonstrate the benefits of historic preservation on the environment and property development.

- ◆ 15 to 30 times as much energy is used in the construction of a building than in its operation. Embodied energy use—energy needed for the production and continued use of a building—can be far greater in new construction.
- ◆ A frequently under-appreciated component of historic buildings is their role as natural incubators of small businesses. 85 percent of all net new jobs are created by firms employing less than 20 people. (Sustainability and Historic Preservation, Donovan Rypkema)
- ◆ New construction is typically half materials and half labor. Rehabilitation, on the other hand, is 60 percent labor with the balance being materials. This allows for more jobs in the community and the money earned being recirculated into the community, rather than to far-off contractors. (Sustainability and Historic Preservation, Donovan Rypkema)
- ◆ There is a common misconception that older buildings are less energy efficient than buildings built in more recent times. Data from the US Energy Information Administration indicates that buildings built before 1920 are approximately equivalent to buildings built

from 2000 to 2003. The reasons that historic structures are relatively energy-efficient have to do with the use of materials that are superior insulators, use of natural ventilation, as well as siting/orientation for efficient heating and cooling in the pre-air conditioning era. (*The Abell Report*, Abell Foundation, March 2009)



“Although the iterations of sustainability vary widely around the globe, and there are numerous approaches, the reuse of historic buildings was mentioned in session after session as an integral part of the sustainability movement – historic preservation as smart growth around the world.”

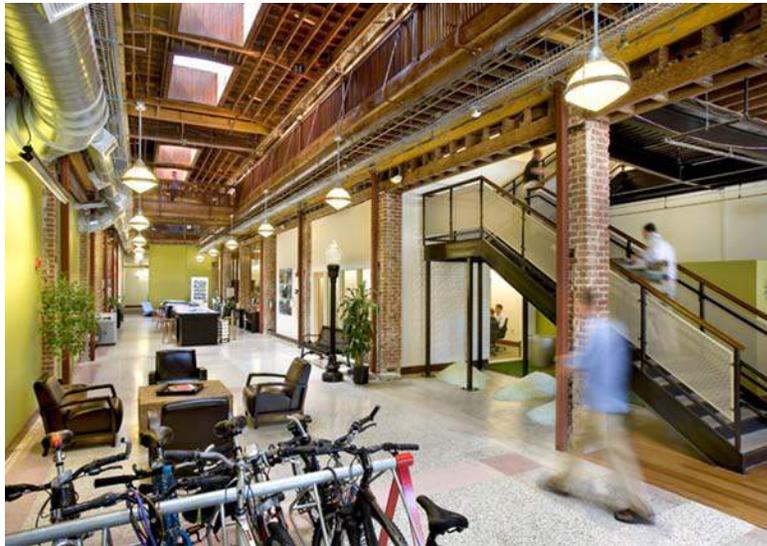
-Donovan Rypkema, 2007

Historic Preservation Economics Expert, Place Economics

According to the National Park Service, which oversees historic preservation tax credit administration, historic preservation is inherently a sustainable practice:

A commonly quoted phrase, “the greenest building is the one that’s already built,” succinctly expresses the relationship between preservation and sustainability. The repair and retrofitting of existing and historic buildings is considered by many to be the ultimate recycling project, and focusing on historic buildings has added benefits for the larger community.

Materials extraction for purposes of construction can be harmful to



the environment. The following points describe the benefits of historic preservation for construction waste reduction purposes:

- ◆ The extraction of natural resources for construction purposes and the production of building goods are also energy-intensive processes that release significant CO₂ emissions. (*The Greenest Building: Quantifying the Environmental Value of Building Reuse* p.13)

- ◆ Historic buildings have embodied energy—energy needed for the production and continued use of a building—that can balance the goal in the green building community for energy efficiency improvements that may be difficult to achieve otherwise. (*Historic Preservation and Sustainability Go Hand in Hand*)

New construction and the waste disposal that accompanies such projects can also be expensive economically and environmentally.

- ◆ It takes ten to 80 years for a new building that is 30 percent more efficient than an average-performing existing building to overcome, through efficient operations, the negative climate change impacts related to the construction process. (*The Greenest Building: Quantifying the Environmental Value of Building Reuse* p.8)

Every year, approximately one billion square feet of buildings are demolished and replaced with new construction in the United States. The Brookings Institution projects that some 82 billion square feet of existing space will be demolished and replaced between 2005 and 2030—roughly one-quarter of today’s existing building stock. (*The Greenest Building: Quantifying the Environmental Value of Building Reuse* p.9)

- ◆ The EPA has noted that building construction debris constitutes around a third of all waste generated in this country, and has projected that over 27 percent of existing buildings will be replaced between 2000 and 2030. (*Sustainability and Historic Preservation*, Donovan Rypkema)

The points above help quantify the scale to which historic preservation can benefit the environment and a community.

Landfill and Demolition Impacts

As noted by many sources, including the National Trust for Historic Preservation, the “greenest” building is the one already standing. In this sense, historic preservation aids in sustainability by aiming to rehabilitate and maintain existing properties. Two ways in which historic preservation helps in this movement is by reducing demolition waste and conserving landfill space; each historic property that is saved eliminates several tons of debris that would have otherwise polluted the air and loaded the landfill.

The National Trust for Historic Preservation notes that 40 percent of carbon dioxide emissions in the U.S. results from the construction, operation, and demolition of buildings. Moreover, the City of Columbia has accumulated statistics which estimate that about 2,357 tons of waste goes to the landfill each year as a result of historic property demolition. While not all historic properties are able to be rehabilitated, each property that can be saved from demolition will have a positive impact on the local environment and landfill.

More specifically, the City of Columbia estimates the following statistics:

- ◆ On average, there have been 35 demolitions per year over the past ten years in Columbia. Of the 35 demolitions per year, about 26 of them average 1,500 square feet and over 50 years old (the average historic property in Columbia).
- ◆ For each 1,500 square foot property that is demolished, roughly 95 tons of debris is generated.
- ◆ Accordingly, 2,450+ tons of waste will end up in the local landfill every year as a result of historic property demolition.
- ◆ In another measure, each historic 1,500 square foot demolished prop-

erty generates 7,500 cubic feet of debris, which translates to 197,000 cubic feet of debris going into the landfill each year.

- ◆ Because it costs \$38 to dispose of each ton of landfill debris, almost \$94,000 is spent per year on the waste stemming from the demolition of historic properties. This cost could be spent elsewhere in the local economy by reducing additional building debris.

As can be seen from the above statistics, demolition alone adds a large amount of waste to the environment and the landfill. Even saving a few more properties each year will conserve landfill space and improve air quality, thereby proving to be a very green alternative to demolition and new construction.

Historic Preservation Spotlight



- ◆ 75% of demolished properties nationally are residential and over 50 years old.
- ◆ The typical 2,000 square foot home can be expected to produce 127 tons of debris.

Conclusion

Historic preservation has many benefits for the community, local government, and the environment. As noted in this study, Columbia experiences tremendous economic impact from historic preservation in the form of job creation, private investment, and environmental savings.

By analyzing the impact of physical construction and rehabilitation of historic preservation tax credit buildings over the past decade, it was found that:

- ◆ Almost **\$90 million** in private investment was generated from historic preservation tax credit projects over ten years.
- ◆ Approximately **5,000 jobs** were created both directly and indirectly through construction efforts in the city and through local educational institutions.
- ◆ Over **\$200 million** in total economic activity in Columbia was generated.

Investments in heritage tourism in Columbia, through both yearly festivals and cultural institutions, demonstrate strong economic returns for the city and region. From the analysis of several selected festivals and institutions:

- ◆ An estimated **120 jobs** are sustained annually.
- ◆ **\$2.8 million** in direct spending is generated.
- ◆ **\$3.3 million** in annual household earnings is created.

Columbia's downtown, with several historic districts, has the greatest concentration of historically preserved buildings in the city. Since 2001, the property value increase of historically rehabilitated downtown buildings is more than **double** the increase of properties in other parts of the city and Boone County (117%, 55%, and 53%, respectively). Historically preserved buildings also have the greatest rate of increase in tax revenue over the past decade—estimated at a **104% increase**.

Through studies, expert analyses, and primary research, historically preserved buildings are found to be the most sustainable method of property development. For example, **15 to 30 times** as much energy is used in the construction of a building than in its operation. Embodied energy use—energy needed for the production and continued use of a building—can be far greater in new construction.

The study of the economic impact of historic preservation is typically seen on the regional, state, and national level. By initiating this study on the city level, the City of Columbia demonstrates its interest in understanding how historic preservation can be used as an effective planning and economic development tool.

Acknowledgement

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Office of Equal Opportunity, National Park Service, 1849 C Street, N.W., Washington, D.C. 20240.

Appendix

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Multipliers from Regional Input-Output Multiplier System (Table 1.5)
U.S. Dept. of Commerce, Bureau of Economic Analysis

Economy Adjusted: **77.6%**

Historic Tax Credits

Expenditure Breakdown	Percentage of Total Cost	Industry and NAICS Code	BOONE COUNTY						CITY OF COLUMBIA					
			Final-demand Output /1/ (dollars)	Final-demand Earnings /2/ (dollars)	Final-demand Employment /3/ (number of jobs)	Final-demand Value-added /4/ (dollars)	Direct-effect Earnings /5/ (dollars)	Direct-effect Employment /6/ (number of jobs)	Final-demand Output /1/ (dollars)	Final-demand Earnings /2/ (dollars)	Final-demand Employment /3/ (number of jobs)	Final-demand Value-added /4/ (dollars)	Direct-effect Earnings /5/ (dollars)	Direct-effect Employment /6/ (number of jobs)
Hard Costs	74%	230000 Construction	1.64	0.44	11.90	0.88	1.61	1.75	1.27	0.34	9.24	0.69	1.25	1.36
Soft Costs	3%	541300 Architectural, engineering, and related services	1.68	0.54	11.62	1.04	1.52	2.08	1.30	0.42	9.02	0.81	1.18	1.62
	1%	541100 Legal services	1.78	0.75	13.10	1.23	1.36	2.12	1.38	0.58	10.17	0.95	1.06	1.65
	8%	531000 Real estate	1.35	0.22	18.05	1.01	1.65	1.21	1.05	0.17	14.01	0.79	1.28	0.94
	5%	561100 Office administrative services	1.76	0.64	15.57	1.10	1.48	1.78	1.36	0.50	12.09	0.85	1.14	1.38
	3%	550000 Management of companies and enterprises	1.67	0.57	9.48	1.04	1.46	2.44	1.30	0.44	7.36	0.81	1.13	1.90
	1%	524200 Insurance agencies, brokerages, and related activities	1.67	0.48	12.02	0.99	1.61	2.00	1.29	0.37	9.32	0.77	1.25	1.55
	5%	523000 Securities, commodity contracts, investments, and related activities	1.77	0.67	19.85	1.04	1.43	1.49	1.37	0.52	15.41	0.81	1.11	1.15
	100%													

Multiplier Effects

Hard Costs	Construction	\$107,994,057	\$28,776,505	783	\$58,085,422	\$106,127,331	115	\$83,803,388	\$22,330,568	570	\$45,074,287	\$82,354,808	84
Soft Costs	Architectural, engineering, and related services	\$4,475,460	\$1,445,623	31	\$2,781,704	\$4,051,688	6	\$3,472,957	\$1,121,803	23	\$2,158,602	\$3,144,110	4
	Legal services	\$1,581,105	\$668,174	12	\$1,092,923	\$1,211,882	2	\$1,226,938	\$518,503	8	\$848,109	\$940,420	1
	Real estate	\$9,621,137	\$1,567,868	128	\$7,202,527	\$11,749,060	9	\$7,466,002	\$1,216,666	93	\$5,589,161	\$9,117,270	6
	Office administrative services	\$7,801,582	\$2,850,911	69	\$4,867,605	\$6,553,365	8	\$6,054,028	\$2,212,307	50	\$3,777,261	\$5,085,411	6
	Management of companies and enterprises	\$4,453,872	\$1,510,654	25	\$2,765,979	\$3,881,912	7	\$3,456,204	\$1,172,268	18	\$2,146,400	\$3,012,364	5
	Insurance agencies, brokerages, and related activities	\$1,481,337	\$424,394	11	\$882,903	\$1,431,497	2	\$1,149,517	\$329,330	8	\$685,133	\$1,110,842	1
	Securities, commodity contracts, investments, and related activities	\$7,845,114	\$2,969,070	88	\$4,632,620	\$6,346,809	7	\$6,087,809	\$2,303,998	64	\$3,594,913	\$4,925,124	5
	Hard Cost Multiplier Effects		\$107,994,057	\$28,776,505	783	\$58,085,422	\$106,127,331	115	\$83,803,388	\$22,330,568	570	\$45,074,287	\$82,354,808
Soft Cost Multiplier Effects		\$37,259,607	\$11,436,694	364	\$24,226,261	\$35,226,212	39	\$28,913,455	\$8,874,875	265	\$18,799,578	\$27,335,541	28
Total Multiplier Effects		\$145,253,664	\$40,213,199	1147	\$82,311,683	\$141,353,543	154	\$112,716,843	\$31,205,443	835	\$63,873,866	\$109,690,349	112

Notes

1. Each entry in column 1 represents the total dollar change in output that occurs in all industries for each additional dollar of output delivered to final demand by the industry corresponding to the entry.
2. Each entry in column 2 represents the total dollar change in earnings of households employed by all industries for each additional dollar of output delivered to final demand by the industry corresponding to the entry.
3. Each entry in column 3 represents the total change in number of jobs that occurs in all industries for each additional 1 million dollars of output delivered to delivered to final demand final demand by the industry corresponding to the entry. Because the employment multipliers are based on 2007 data, the output delivered to final demand should be in 2007 dollars.
4. Each entry in column 4 represents the total dollar change in value added that occurs in all industries for each additional dollar of output delivered to final demand by the industry corresponding to the entry.

Multipliers from Regional Input-Output Multiplier System (Table 1.5)
U.S. Dept. of Commerce, Bureau of Economic Analysis

BOONE COUNTY

Industry and NAICS Code	Final-demand Output /1/ (dollars)	Final-demand Earnings /2/ (dollars)	Final-demand Employment /3/ (number of jobs)	Final-demand Value-added /4/ (dollars)	Direct-effect Earnings /5/ (dollars)	Direct-effect Employment /6/ (number of jobs)
230000 Construction	1.64	0.44	11.90	0.88	1.61	1.75
541300 Architectural, engineering, and	1.68	0.54	11.62	1.04	1.52	2.08
541100 Legal services	1.78	0.75	13.10	1.23	1.36	2.12
531000 Real estate	1.35	0.22	18.05	1.01	1.65	1.21
561100 Office administrative services	1.76	0.64	15.57	1.10	1.48	1.78
550000 Management of companies	1.67	0.57	9.48	1.04	1.46	2.44
524200 Insurance agencies, contracts, investments, and related activities	1.67	0.48	12.02	0.99	1.61	2.00
	1.77	0.67	19.85	1.04	1.43	1.49

CITY OF COLUMBIA

Industry and NAICS Code	Final-demand Output /1/ (dollars)	Final-demand Earnings /2/ (dollars)	Final-demand Employment /3/ (number of jobs)	Final-demand Value-added /4/ (dollars)	Direct-effect Earnings /5/ (dollars)	Direct-effect Employment /6/ (number of jobs)
230000 Construction	1.27	0.34	9.24	0.69	1.25	1.36
541300 Architectural, engineering, and	1.30	0.42	9.02	0.81	1.18	1.62
541100 Legal services	1.38	0.58	10.17	0.95	1.06	1.65
531000 Real estate	1.05	0.17	14.01	0.79	1.28	0.94
561100 Office administrative services	1.36	0.50	12.09	0.85	1.14	1.38
550000 Management of companies	1.30	0.44	7.36	0.81	1.13	1.90
524200 Insurance agencies, 523000 Securities, commodity contracts, investments, and related	1.29	0.37	9.32	0.77	1.25	1.55
	1.37	0.52	15.41	0.81	1.11	1.15

Type II Multipliers

CITY OF COLUMBIA

Industry and NAICS Code	Final-demand Output /1/ (dollars)	Final-demand Earnings /2/ (dollars)	Final-demand Employment /3/ (number of jobs)	Final-demand Value-added /4/ (dollars)	Direct-effect Earnings /5/ (dollars)
Construction	\$75,403,986	\$20,092,432	546	\$40,556,605	\$74,100,594
Architectural, engineering, and related services	\$3,124,871	\$1,009,368	22	\$1,942,251	\$2,828,984
Legal services	\$1,103,965	\$466,535	8	\$763,105	\$846,164
Real estate	\$6,717,704	\$1,094,722	90	\$5,028,973	\$8,203,469
Office administrative services	\$5,447,248	\$1,990,573	48	\$3,398,676	\$4,575,713
Management of companies and enterprises	\$3,109,798	\$1,054,774	18	\$1,931,272	\$2,710,442
Insurance agencies, brokerages, and related activities	\$1,034,304	\$296,322	7	\$616,464	\$999,505
Securities, commodity contracts, investments, and related activities	\$5,477,643	\$2,073,074	62	\$3,234,604	\$4,431,491
Hard Cost Multiplier Effects	\$75,403,986	\$20,092,432	546	\$40,556,605	\$74,100,594
Soft Cost Multiplier Effects	\$26,015,533	\$7,985,368	254	\$16,915,344	\$24,595,768
Total Multiplier Effects	\$101,419,518	\$28,077,800	800	\$57,471,949	\$98,696,362

Table 1.5 Total Multipliers - detailed Industries

Region: Boone County MO (Type II)
 Series: 2002 U.S. Benchmark I-O data and 2008 Regional Data

		Boone County						Columbia					
Economy Adjustment	Sector	Final-demand Output /1/ (dollars)	Final-demand Earnings /2/ (dollars)	Final-demand Employment /3/ (number of jobs)	Final-demand Value-added /4/ (dollars)	Direct-effect Earnings /5/ (dollars)	Direct-effect Employment /6/ (number of jobs)	Final-demand Output /1/ (dollars)	Final-demand Earnings /2/ (dollars)	Final-demand Employment /3/ (number of jobs)	Final-demand Value-added /4/ (dollars)	Direct-effect Earnings /5/ (dollars)	Direct-effect Employment /6/ (number of jobs)
77.6%	712000 Museums, historical sites, zoos, and parks	1.8363	0.6822	24.8967	1.1382	1.4338	1.4454	1.4250	0.5294	19.3198	0.8832	1.1126	1.1216
2008 Inflation Adj	813B00 Civic, social, professional, and similar organizations	1.8005	0.4925	18.9856	0.9076	1.6883	1.5499	1.3972	0.3822	14.7328	0.7043	1.3101	1.2027
\$1,065,438	230000 Construction	1.6430	0.4378	11.9048	0.8837	1.6146	1.7494	1.2750	0.3397	9.2381	0.6858	1.2529	1.3575
Visitor Spending Multiplier	H00000 Households	0.9335	0.2389	8.0720	0.5803	0	0	0.7244	0.1854	6.2639	0.4503	0	0
35.6%	7211A0 Hotels and motels	1.6087	0.4427	16.7308	1.0226	1.5947	1.4310	1.2484	0.3435	12.9831	0.7935	1.2375	1.1105
37.2%	4A0000 Retail trade	1.6	0.4582	18.0430	1.0289	1.4991	1.3933	1.2416	0.3556	14.0014	0.7984	1.1633	1.0812
27.2%	722000 Food services and drinking places	1.6723	0.4817	25.8296	0.9328	1.5554	1.2661	1.2977	0.3738	20.0438	0.7239	1.2070	0.9825
	Heritage Festival and Craft Show	1.8363	0.6822	24.8967	1.1382	1.4338	1.4454	1.4250	0.5294	19.3198	0.8832	1.1126	1.1216
	State Historical Society of Missouri	1.8363	0.6822	24.8967	1.1382	1.4338	1.4454	1.4250	0.5294	19.3198	0.8832	1.1126	1.1216
	Walters-Boone County Historical Society	1.8363	0.6822	24.8967	1.1382	1.4338	1.4454	1.4250	0.5294	19.3198	0.8832	1.1126	1.1216
	Maplewood Home and Barn	1.8363	0.6822	24.8967	1.1382	1.4338	1.4454	1.4250	0.5294	19.3198	0.8832	1.1126	1.1216
	Households	0.9335	0.2389	8.072	0.5803	0	0	0.7244	0.1854	6.2639	0.4503	0.0000	0.0000
	Visitor Spending	1.6228	0.4591	19.6938	1.0005	1.5484	1.3721	1.2593	0.3562	15.2824	0.7764	1.2016	1.0648
	Heritage Festival and Craft Show	\$111,465	\$41,410	1.42	\$69,090	\$87,033	0.08	\$86,497	\$32,134	1.10	\$53,614	\$67,538	0.06
	State Historical Society of Missouri	\$3,370,800	\$1,252,279	42.89	\$2,089,335	\$2,631,952	2.49	\$2,615,741	\$971,769	33.29	\$1,621,324	\$2,042,395	1.93
	Walters-Boone County Historical Society	\$222,589	\$82,694	2.83	\$137,968	\$173,800	0.16	\$172,729	\$64,170	2.20	\$107,063	\$134,868	0.13
	Maplewood Home and Barn	\$31,548	\$11,720	0.40	\$19,554	\$24,633	0.02	\$24,481	\$9,095	0.31	\$15,174	\$19,115	0.02
	Total operations	\$3,736,402	\$1,388,103	47.55	\$2,315,947	\$2,917,417	2.76	\$2,899,448	\$1,077,168	36.90	\$1,797,175	\$2,263,916	2.14
	Households	\$1,186,842	\$303,735	9.63	\$737,787	0	0.00	\$920,989	\$235,698	7.47	\$572,523	0	0.00
	Visitor Spending	\$1,205,713	\$341,092	13.73	\$743,385	\$1,150,496	0.96	\$935,633	\$264,687	10.66	\$576,867	\$892,785	0.74

1. Each entry in column 1 represents the total dollar change in output that occurs in all industries for each additional dollar of output delivered to final demand by the industry corresponding to the entry.
 2. Each entry in column 2 represents the total dollar change in earnings of households employed by all industries for each additional dollar of output delivered to final demand by the industry corresponding to the entry.
 3. Each entry in column 3 represents the total change in number of jobs that occurs in all industries for each additional 1 million dollars of output delivered to delivered to final demand final demand by the industry corresponding to the entry.
 4. Each entry in column 4 represents the total dollar change in value added that occurs in all industries for each additional dollar of output delivered to final demand by the industry corresponding to the entry.

Historic Tax Credit Allocation - Columbia Projects

Project Name	Property Address	Zip	Tax Credit Issue Date	Tax Credit Issue Year	Rehab Expenditures	Soft Cost Expenditures	Total Project Expenditures	State Tax Credits Awarded
716 West Broadway	716 W Broadway	65203	8/7/2002	2002	\$534,648	\$0	\$534,648	\$133,662
Virginia Building/Strollway Center	111 S 9th St	65203	3/4/2003	2003	\$3,754,381	\$1,149,925	\$4,904,306	\$938,595
Guitar House/Confederate Hill	2815 Oakland Gravel Road	65201	3/31/2004	2004	\$385,189	\$6,534	\$391,723	\$96,297
Miller Building, C.P. #1	800-802 E. Broadway, C.P. #1	65203	1/12/2005	2005	\$604,519	\$475,996	\$1,080,515	\$151,130
Matthews Building	804 E. Broadway	65201	8/3/2005	2005	\$752,505	\$27,588	\$780,093	\$188,126
Kress Wholesale Co. Bldg.	1025 E. Broadway	65201	3/10/2006	2006	\$630,432	\$175,295	\$805,727	\$157,608
Ballenger Building	27 S.Ninth Street	65201	5/30/2006	2006	\$2,045,275	\$682,720	\$2,727,995	\$511,319
Tiger Hotel	23 S. Eighth Street	65203	9/11/2006	2006	\$2,841,356	\$1,992,081	\$4,833,437	\$710,339
Central Dairy Warehouse & Commercial Block	1104 E. Broadway	65201	12/29/2006	2006	\$2,595,945	\$148,412	\$2,744,357	\$648,986
Miller Buiding, C.P. #2	800-802 E. Broadway, C.P. #2	65203	6/26/2007	2007	\$635,984	\$156,910	\$792,894	\$158,996
Hamilton-Brown Shoe Factory	1123 Wilkes Blvd. CP #1	65201	9/6/2007	2007	\$5,070,590	\$1,594,081	\$6,664,671	\$1,267,648
Envira Building	1011-1019 E. Broadway	65201	10/30/2007	2007	\$639,359	\$67,171	\$706,530	\$159,840
Wood Hall-Stephens College	5 S. College Avenue	65201	6/10/2008	2008	\$5,845,009	\$787,750	\$6,632,759	\$1,461,252
Columbia Hall-Stephens College	14 Waugh Street	65201	9/23/2008	2008	\$7,934,936	\$937,502	\$8,872,438	\$1,983,734
Hamilton-Brown Shoe Factory C.P. #2	1123 Wilkes Blvd. CP#2	65201	11/7/2008	2008	\$898,256	\$2,269,468	\$3,167,724	\$224,564
Dorsey Block	906-914 E. Broadway	65201	12/30/2008	2008	\$1,213,550	\$2,006,108	\$3,219,658	\$303,388
Renie Hardware	16 N. Eighth Street	65201	3/17/2009	2009	\$780,814	\$1,032,631	\$1,813,446	\$195,204
Central Dairy Building	1106 E. Broadway	65201	4/24/2009	2009	\$402,193	\$42,478	\$444,671	\$100,548
Coca Cola Bottling Company Building	10 Hitt Street	65201	7/7/2009	2009	\$1,264,119	\$933,877	\$2,197,996	\$316,030
Lindsey Jewelry Building	918 E. Broadway	65201	8/6/2009	2009	\$587,847	\$598,422	\$1,186,270	\$146,962
Diggs Building/Wright Brothers Mule Barn	1107 Hinkson Avenue	65201	9/25/2009	2009	\$3,565,026	\$739,044	\$4,304,070	\$891,256
Missouri Theatre	203 S. Ninth Street	65201	10/19/2009	2009	\$7,998,975	\$2,247,534	\$10,246,509	\$1,999,744
Poole and Creber Market Company Warehouse	1023 E. Walnut Street	65201	3/29/2010	2010	\$553,728	\$88,442	\$642,169	\$138,432
Berry Wholesale Grocery Company	1025-33 E. Walnut Street	65201	12/1/2010	2010	\$3,529,104	\$1,787,549	\$5,316,653	\$882,276
Haden Building	901 E. Broadway	65201	7/7/2011	2011	\$3,418,253	\$717,825	\$4,136,078	\$854,563
McGlasson Distributing Building	1020 E. Walnut Street	65201	7/15/2011	2011	\$659,870	\$129,585	\$789,455	\$164,968
					\$ 59,141,865	\$ 20,794,927	\$ 79,936,792	\$ 14,785,466

Historic Tax Credit Allocation - Columbia Projects

Project Name	Property Address	Zip	Tax Credit Issue Date	Tax Credit Issue Year	Rehab Expenditures	Soft Cost Expenditures	Total Project Expenditures	State Tax Credits Awarded	2012 Inflation Adjustment
716 West Broadway	716 W Broadway	65203	8/7/2002	2002	\$684,395	\$0	\$684,395	\$171,099	\$681,734
Virginia Building/Strollway Center	111 S 9th St	65203	3/4/2003	2003	\$4,688,708	\$1,436,098	\$6,124,806	\$1,172,177	\$6,114,177
Guitar House/Confederate Hill	2815 Oakland Gravel Road	65201	3/31/2004	2004	\$469,316	\$7,961	\$477,277	\$117,329	\$475,691
Miller Building, C.P. #1	800-802 E. Broadway, C.P. #1	65203	1/12/2005	2005	\$718,583	\$565,810	\$1,284,393	\$179,646	\$1,269,132
Matthews Building	804 E. Broadway	65201	8/3/2005	2005	\$894,491	\$32,794	\$927,285	\$223,623	\$916,268
Kress Wholesale Co. Bldg.	1025 E. Broadway	65201	3/10/2006	2006	\$731,108	\$203,288	\$934,396	\$182,777	\$916,802
Ballenger Building	27 S.Ninth Street	65201	5/30/2006	2006	\$2,371,892	\$791,746	\$3,163,638	\$592,973	\$3,104,069
Tiger Hotel	23 S. Eighth Street	65203	9/11/2006	2006	\$3,295,102	\$2,310,203	\$5,605,305	\$823,775	\$5,499,761
Central Dairy Warehouse & Commercial Block	1104 E. Broadway	65201	12/29/2006	2006	\$3,010,501	\$172,112	\$3,182,613	\$752,625	\$3,122,686
Miller Buidng, C.P. #2	800-802 E. Broadway, C.P. #2	65203	6/26/2007	2007	\$719,557	\$177,530	\$897,087	\$179,889	\$877,215
Hamilton-Brown Shoe Factory	1123 Wilkes Blvd. CP #1	65201	9/6/2007	2007	\$5,736,907	\$1,803,556	\$7,540,464	\$1,434,227	\$7,373,432
Envira Building	1011-1019 E. Broadway	65201	10/30/2007	2007	\$723,376	\$75,998	\$799,374	\$180,844	\$781,667
Wood Hall-Stephens College	5 S. College Avenue	65201	6/10/2008	2008	\$6,451,796	\$869,529	\$7,321,325	\$1,612,949	\$7,066,794
Columbia Hall-Stephens College	14 Waugh Street	65201	9/23/2008	2008	\$8,758,685	\$1,034,827	\$9,793,511	\$2,189,671	\$9,453,033
Hamilton-Brown Shoe Factory C.P. #2	1123 Wilkes Blvd. CP#2	65201	11/7/2008	2008	\$991,507	\$2,505,068	\$3,496,575	\$247,877	\$3,375,014
Dorsey Block	906-914 E. Broadway	65201	12/30/2008	2008	\$1,339,533	\$2,214,368	\$3,553,900	\$334,883	\$3,430,346
Renie Hardware	16 N. Eighth Street	65201	3/17/2009	2009	\$840,852	\$1,112,031	\$1,952,883	\$210,213	\$1,939,013
Central Dairy Building	1106 E. Broadway	65201	4/24/2009	2009	\$433,118	\$45,744	\$478,862	\$108,279	\$475,461
Coca Cola Bottling Company Building	10 Hitt Street	65201	7/7/2009	2009	\$1,361,318	\$1,005,683	\$2,367,001	\$340,329	\$2,350,190
Lindsey Jewelry Building	918 E. Broadway	65201	8/6/2009	2009	\$633,047	\$644,435	\$1,277,483	\$158,262	\$1,268,410
Diggs Building/Wright Brothers Mule Barn	1107 Hinkson Avenue	65201	9/25/2009	2009	\$3,839,143	\$795,870	\$4,635,013	\$959,786	\$4,602,093
Missouri Theatre	203 S. Ninth Street	65201	10/19/2009	2009	\$8,614,021	\$2,420,348	\$11,034,370	\$2,153,505	\$11,034,370
Poole and Creber Market Company Warehouse	1023 E. Walnut Street	65201	3/29/2010	2010	\$581,760	\$92,919	\$674,679	\$145,440	\$675,553
Berry Wholesale Grocery Company	1025-33 E. Walnut Street	65201	12/1/2010	2010	\$3,707,765	\$1,878,043	\$5,585,808	\$926,941	\$5,593,048
Haden Building	901 E. Broadway	65201	7/7/2011	2011	\$3,503,710	\$735,770	\$4,239,480	\$875,927	\$4,217,958
McGlasson Distributing Building	1020 E. Walnut Street	65201	7/15/2011	2011	\$676,367	\$132,824	\$809,191	\$169,092	\$805,083
					\$ 65,776,557	\$23,064,556	\$ 88,841,113	\$16,444,139	\$ 87,419,000

Consolidated Assessment and Tax Data

Address	City	Property Type	Assessment											
			2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
111 S 9th St	Columbia	Downtown Historic Rehab	224000	224000	224000	381964	381964	439232	439232	439232	439232	439232	439232	439232
804 E. Broadway	Columbia	Downtown Historic Rehab	59336	59336	59336	59336	59336	101118	101118	101118	101118	101118	101118	101118
1025 E. Broadway	Columbia	Downtown Historic Rehab	87040	87040	87040	87040	87040	100064	100064	100064	100064	100064	100064	100064
29 S Ninth Street	Columbia	Downtown Historic Rehab	96640	96640	96640	96640	96640	261580	261580	261580	261580	261580	261580	261580
1104 E. Broadway	Columbia	Downtown Historic Rehab	55632	55632	55632	55632	55632	132188	132188	174699	174699	174699	174699	174699
16-18 N EIGHTH ST	Columbia	Downtown Historic Rehab	92755	92755	92755	92755	92755	106624	106624	106624	159999	159999	159999	159999
1106 E. Broadway	Columbia	Downtown Historic Rehab	55632	55632	55632	55632	55632	50284	50284	50284	90956	90956	90956	90956
10 Hitt Street	Columbia	Downtown Historic Rehab	87040	87040	87040	87040	87040	100064	80895	80895	156799	240241	240241	240241
918 E. Broadway	Columbia	Downtown Historic Rehab	48000	48000	48000	48000	48000	55168	55168	55168	55168	119261	119261	119261
201 S NINTH ST -207	Columbia	Downtown Historic Rehab	72038	72038	72038	72038	72038	82816	82816	82816	82816	222720	222720	222720
700 Cherry Street	Columbia	Downtown Building	326784	326784	326784	326784	326784	375776	375776	375776	375776	375776	375776	375776
522 E Broadway	Columbia	Downtown Building	27459	27459	27459	27459	27459	31520	31520	31520	31520	31520	31520	50019
601 E Broadway	Columbia	Downtown Building	201824	201824	201824	201824	201824	232064	232064	232064	232064	232064	232064	232064
609 E Broadway	Columbia	Downtown Building	73203	73203	73203	73203	73203	84128	84128	84128	84128	84128	84128	84128
904 Elm Street	Columbia	Downtown Building	44800	44800	44800	44800	48128	260544	393184	503007	503007	503007	503007	503007
720 East Broadway	Columbia	Downtown Building	2141177	2141177	2141177	2141177	2141177	2158944	2158944	2158944	2158944	2158944	2158944	2158944
1001 Cherry St.	Columbia	Downtown Building	313696	313696	313696	313696	313696	360704	360704	360704	360704	360704	360704	360704
800 Cherry St.	Columbia	Downtown Building	408480	408480	408480	408480	408480	419424	419424	419424	419424	419424	419424	419424
625 Cherry St.	Columbia	Downtown Building	27459	27459	27459	27459	27459	31520	31520	31520	31520	31520	31520	50019
515 East Broadway	Columbia	Downtown Building	152768	152768	152768	152768	152768	175648	175648	175648	175648	175648	186784	186784
2815 Oakland Gravel Road	Columbia	Suburban Building	5912	37999	38000	38000	38000	103772	103772	103772	103772	103772	103772	51299
105 N KEENE ST	Columbia	Suburban Building	994336	994336	994336	994336	994336	1143456	1143456	1143456	1143456	1143456	1143456	1143456
701 VANDIVER DR	Columbia	Suburban Building	113222	113222	113222	113222	113222	130176	130176	130176	179110	184614	184614	184614
1904 VANDIVER DR	Columbia	Suburban Building	29062	47814	47814	47814	47814	54944	54944	54944	54944	54944	54944	54944
3928 S PROVIDENCE RD	Columbia	Suburban Building	201366	201366	201366	201366	201366	231552	231552	231552	231552	231552	231552	231552
3014 LEMONE INDUSTRIAL BLVD	Columbia	Suburban Building	314307	314307	314307	314307	314307	361440	361440	361440	361440	361440	361440	361440
801 E BUS LOOP 70	Columbia	Suburban Building	161286	161286	161286	161286	161286	185440	185440	185440	185440	185440	185440	185440
1916 Paris Road	Columbia	Suburban Building	147478	147478	147478	147478	147478	169568	169568	169568	169568	169568	169568	169568
1600 E BUS LOOP 70	Columbia	Suburban Building	71552	71552	71552	71552	71552	82240	82240	82240	82240	82240	82240	82240
3200 West Broadway	Columbia	Suburban Building	14244	1452	59030	338156	338156	388832	388832	388832	388832	388832	388832	388832
6701 Stephens Station Road	Columbia	Suburban Building	5912	5912	5912	5912	5912	5912	36259	328099	328099	328099	328099	328099
302 N JEFFERSON ST	Centralia	Boone County Building	4541	1995	1995	1577	1577	1805	1805	53887	53887	53887	53887	53887
103 S COLLEGE ST	Ashland	Boone County Building	15029	15029	15029	15029	15029	17271	17271	17271	17271	17271	17271	17271
105 SMITH ST	Sturgeon	Boone County Building	22118	22118	22118	22118	22118	22118	22118	22118	23942	23942	23942	23942
101 N OGDEN ST	Sturgeon	Boone County Building	3187	3187	9401	9401	9401	9401	9401	9401	9401	9401	9401	9401
111 W SEXTON ST	Harrisburg	Boone County Building	4736	4736	4736	4736	4736	4736	4736	4736	4736	4736	4736	4736
1260 E HWY 22	Centralia	Boone County Building	7155	7155	7155	7155	7155	40835	40835	40835	40835	40835	40835	40835
516 W Hwy 22	Centralia	Boone County Building	59539	59539	59539	59539	59539	59539	59539	59539	59539	59539	59539	59539
400 North Rollins Street	Centralia	Boone County Building	38899	38899	38899	38899	38899	51475	51475	51475	61929	61929	61929	61929
305 East Broadway	Ashland	Boone County Building	19292	43123	43123	43123	43123	49591	49591	49591	49591	49591	49591	49591
119 S OGDEN	Sturgeon	Boone County Building	30531	40025	40025	40025	40025	40025	40025	40025	40025	40025	40025	40025

Consolidated Assessment and Tax Data

Address	City	Property Type	Tax Revenue											
			2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
111 S 9th St	Columbia	Downtown Historic Rehab	16172.8	16077.38	16067.3	28333.7	28334.08	31033.06	30789.72	30926.76	31000.99	31185.04	31538.18	29577.01
804 E. Broadway	Columbia	Downtown Historic Rehab	4210.93	4185.65	4182.98	4328.37	4328.43	7035.7	6979.67	7011.22	7028.32	7070.68	7151.98	6700.49
1025 E. Broadway	Columbia	Downtown Historic Rehab	6284.27	6247.19	6243.27	6456.53	6456.61	7069.83	7014.39	7045.61	7062.52	7104.43	7184.89	6738.1
29 S Ninth Street	Columbia	Downtown Historic Rehab	6977.39	6936.22	6931.88	7168.66	7168.75	18481.42	18336.5	18418.1	18462.33	18571.93	18782.24	17614.28
1104 E. Broadway	Columbia	Downtown Historic Rehab	4016.65	3992.95	3990.42	4126.72	4126.78	9339.5	9266.27	12094.32	12123.84	12197.05	12337.51	11557.47
16-18 N EIGHTH ST	Columbia	Downtown Historic Rehab	6696.94	6657.41	6653.24	6880.49	6880.58	7533.32	7474.25	7507.52	11292.74	11359.78	11488.42	10774.02
1106 E. Broadway	Columbia	Downtown Historic Rehab	4016.65	3992.95	3990.42	4126.72	4126.78	3552.72	3524.85	3540.54	6419.68	6457.79	6530.93	6124.81
10 Hitt Street	Columbia	Downtown Historic Rehab	6284.27	6247.19	6243.27	6456.53	6456.61	7069.83	5670.67	5695.9	11066.88	17056.87	17250.02	16177.35
918 E. Broadway	Columbia	Downtown Historic Rehab	3465.6	3445.15	3442.99	3560.59	3560.64	3897.78	3867.22	3884.42	3893.74	8332.45	8428.33	7895.83
201 S NINTH ST -207	Columbia	Downtown Historic Rehab	5201.15	5170.45	5167.19	5343.7	5343.78	5851.2	5805.32	5831.17	5845.17	15812.88	15991.96	14997.51
700 Cherry Street	Columbia	Downtown Building	23593.8	23454.6	23439.89	24240.51	24240.84	26549.69	26341.5	26458.75	26522.27	26679.72	26981.85	25304.01
522 E Broadway	Columbia	Downtown Building	1982.54	1970.84	1969.61	2036.89	2036.91	2226.97	2209.51	2219.35	2224.67	2237.87	2263.23	3368.19
601 E Broadway	Columbia	Downtown Building	14571.69	14485.71	14476.64	14971.12	14971.32	16396.03	16267.46	16339.86	16379.07	16476.3	16662.89	15626.71
609 E Broadway	Columbia	Downtown Building	5285.25	5254.07	5250.76	5430.11	5430.19	5943.89	5897.27	5923.52	5937.74	5973	6040.62	5665
904 Elm Street	Columbia	Downtown Building	3041.92	3022.84	3020.82	3103.7	3334.3	17162.56	27561.8	35417.22	35502.23	35712.99	36117.41	33871.49
720 East Broadway	Columbia	Downtown Building	154593	153680.8	153584.5	158830.4	158832.5	152535.9	151339.8	152013.4	152378.3	153282.9	155018.6	145379
1001 Cherry St.	Columbia	Downtown Building	22648.88	22515.22	22501.1	23269.66	23269.98	25484.82	25284.98	25397.52	25458.47	25609.61	25899.61	24289.08
800 Cherry St.	Columbia	Downtown Building	29492.26	29318.24	29299.87	30300.65	30301.05	29633.59	29401.23	29532.09	29602.96	29778.69	30115.91	28243.18
625 Cherry St.	Columbia	Downtown Building	1982.54	1970.84	1969.61	2036.89	2036.91	2226.97	2209.51	2219.35	2224.67	2237.87	2263.23	3368.19
515 East Broadway	Columbia	Downtown Building	11029.83	10964.75	10957.89	11332.17	11332.33	12410.03	12312.73	12367.54	12397.23	12470.83	13411.65	12577.65
2815 Oakland Gravel Road	Columbia	Suburban Building	345.85	2332.15	2330.5	2400.8	2400.84	6835.67	6772.69	6812.54	6828.42	6873.86	6954.3	3141.46
105 N KEENE ST	Columbia	Suburban Building	67515.43	67091.85	67047.09	68886.62	68887.61	75321.73	74627.66	75066.75	75241.7	75742.53	76628.71	76998.06
701 VANDIVER DR	Columbia	Suburban Building	7687.77	7639.53	7634.45	7843.91	7844.02	8574.94	8495.92	8545.91	11785.79	12228.83	12371.91	12431.53
1904 VANDIVER DR	Columbia	Suburban Building	1973.3	3226.2	3224.06	3312.5	3312.55	3619.27	3585.91	3607.02	3615.42	3639.49	3682.06	3699.81
3928 S PROVIDENCE RD	Columbia	Suburban Building	13008.24	12934.33	12935.34	13317.94	13318.14	14619.74	14583.39	14672.07	14719.07	14820.49	14999.95	15078.21
3014 LEMONE INDUSTRIAL BLVD	Columbia	Suburban Building	20304.23	20188.87	20190.45	20787.63	20787.95	22820.58	22763.84	22902.27	22975.64	23133.96	23414.07	23536.25
801 E BUS LOOP 70	Columbia	Suburban Building	10951.32	10882.61	10875.35	11173.74	11173.9	12215.29	12102.72	12173.93	12202.3	12283.53	12427.24	12487.14
1916 Paris Road	Columbia	Suburban Building	10013.75	9950.93	9944.3	10217.13	10217.28	11169.78	11066.86	11131.98	11157.92	11232.18	11363.59	11418.37
1600 E BUS LOOP 70	Columbia	Suburban Building	4858.4	4827.91	4824.69	4957.06	4957.13	5417.3	5367.37	5398.96	5411.55	5447.56	5511.3	5537.86
3200 West Broadway	Columbia	Suburban Building	833.27	84.42	3791.97	22364.97	22365.31	24550.08	24489.03	24637.95	24716.88	24887.19	25188.54	25319.96
6701 Stephens Station Road	Columbia	Suburban Building	345.85	343.68	343.72	354.95	354.95	337.2	2283.62	20789.67	20856.27	20999.98	21254.26	21365.16
302 N JEFFERSON ST	Centralia	Boone County Building	161.2	97.24	104.42	82.53	82.61	92.33	92.43	3383.04	3462.25	3558.75	3565.65	3565.81
103 S COLLEGE ST	Ashland	Boone County Building	904.32	929.76	944.48	968.41	959.68	989.87	1011.92	1008.34	1007.6	1021.93	1019.69	1069.86
105 SMITH ST	Sturgeon	Boone County Building	1442.11	1463.87	1463.98	1474.61	1511.24	1597.17	1568.81	1598.7	1741.3	1573.61	1707.32	1752.04
101 N OGDEN ST	Sturgeon	Boone County Building	207.78	210.92	622.23	626.75	642.32	678.85	666.8	679.51	683.74	617.89	670.4	687.96
111 W SEXTON ST	Harrisburg	Boone County Building	318.88	321.39	320.57	324.51	323.24	318.86	312.67	316.72	316.95	316.49	319.35	319.49
1260 E HWY 22	Centralia	Boone County Building	297.66	392.37	418.14	418.13	418.51	2337.89	2340.13	2563.63	2623.66	2696.78	2702.01	2702.13
516 W Hwy 22	Centralia	Boone County Building	2476.82	3264.94	3479.34	3479.28	3482.43	3408.73	3412.01	3737.87	3825.4	3932.04	3939.65	3939.83
400 North Rollins Street	Centralia	Boone County Building	1618.2	2133.11	2273.2	2273.16	2275.2	2947.05	2949.88	3231.6	3978.93	4089.86	4097.78	4097.97
305 East Broadway	Ashland	Boone County Building	1278.53	2930.86	2973.12	3041.76	3016.71	3144.78	3208.06	3197.79	3195.66	3236.83	3230.42	3374.42
119 S OGDEN	Sturgeon	Boone County Building	1990.63	2649.02	2649.22	2668.46	2734.75	2890.25	2838.93	2893.01	2911.02	2630.68	2854.23	2929

Economic Census Data - Boone County, 2007						
Geographic area name	Meaning of 2007 North American Industry Classification System (NAICS) code	Meaning of Type of operation or tax status code code	Number of employer establishments	Employer value of sales, shipments, receipts, revenue, or business done (\$1,000)	Annual payroll (\$1,000)	Number of paid employees for pay period including March 12
Columbia city, Missouri	Manufacturing	Total	63	1,259,892	129,868	3,354
Columbia city, Missouri	Wholesale trade	Merchant	96	508,281	46,275	1,170
Columbia city, Missouri	Retail trade	Total	542	2,672,828	214,765	10,194
Columbia city, Missouri	Information	Total	62	N	42,238	1,137
Columbia city, Missouri	Real estate and rental	Total	202	136,395	23,377	903
Columbia city, Missouri	Professional, scientific,	All establishments	328	248,380	98,841	2,569
Columbia city, Missouri	Professional, scientific,	Establishments	325	D	D	h
Columbia city, Missouri	Professional, scientific,	Establishments	3	D	D	b
Columbia city, Missouri	Administrative and	Total	165	228,551	124,729	7,791
Columbia city, Missouri	Educational services	All establishments	40	10,952	4,721	304
Columbia city, Missouri	Educational services	Establishments	32	D	D	e
Columbia city, Missouri	Educational services	Establishments	8	D	D	b
Columbia city, Missouri	Health care and social	All establishments	489	1,675,854	606,906	15,522
Columbia city, Missouri	Health care and social	Establishments	387	423,080	177,779	4,126
Columbia city, Missouri	Health care and social	Establishments	102	1,252,774	429,127	11,396
Columbia city, Missouri	Arts, entertainment, and	All establishments	46	21,157	7,912	601
Columbia city, Missouri	Arts, entertainment, and	Establishments	33	17,933	6,787	546
Columbia city, Missouri	Arts, entertainment, and	Establishments	13	3,224	1,125	55
Columbia city, Missouri	Accommodation and	Total	362	286,281	83,701	7,659
Columbia city, Missouri	Other services (except	All establishments	269	168,116	48,567	1,907
Columbia city, Missouri	Other services (except	Establishments	203	108,923	31,583	1,451
Columbia city, Missouri	Other services (except	Establishments	66.00	59,193	16,984	456

Age by Income Profile

Columbia

Summary	Census 2000		2010		2010 - 2015		2010 - 2015	
	Population	Households	Median Age	Change	Annual Rate	Change	Annual Rate	
Population	36,972	39,929	41,605	1,676	0.83%			
Households	13,480	14,722	15,556	834	1.11%			
Median Age	25.0	26.2	27.0	0.8	0.60%			
Census 2000 Households by Income and Age of Householder								
	<25	25-34	35-44	45-54	55-64	65-74	75+	
HH Income Base	2,632	2,632	2,340	2,597	1,280	979	1,031	
<\$10,000	1,254	450	160	221	70	43	82	
\$10,000-\$14,999	477	259	85	76	26	69	89	
\$15,000-\$24,999	436	516	249	121	120	107	127	
\$25,000-\$34,999	240	388	236	192	71	67	171	
\$35,000-\$49,999	139	386	301	239	152	124	185	
\$50,000-\$74,999	46	370	540	493	240	250	167	
\$75,000-\$99,999	17	127	345	560	187	143	97	
\$100,000-\$149,999	15	88	286	426	312	114	69	
\$150,000-\$199,999	8	37	82	109	43	34	13	
\$200,000+	0	12	56	160	59	28	30	
Median HH Income	\$10,449	\$27,141	\$56,777	\$72,162	\$70,140	\$56,021	\$38,720	
Average HH Income	\$15,146	\$36,289	\$69,271	\$83,924	\$79,012	\$67,927	\$52,326	
Percent Distribution								
	<25	25-34	35-44	45-54	55-64	65-74	75+	
HH Income Base	100%	100%	100%	100%	100%	100%	100%	
<\$10,000	47.6%	17.1%	6.8%	8.5%	5.5%	4.3%	8.0%	
\$10,000-\$14,999	18.1%	9.8%	3.7%	2.9%	2.0%	7.1%	8.7%	
\$15,000-\$24,999	16.6%	19.6%	10.6%	4.7%	9.4%	10.9%	12.4%	
\$25,000-\$34,999	9.1%	14.7%	10.1%	7.4%	5.5%	6.9%	16.6%	
\$35,000-\$49,999	5.3%	14.7%	12.9%	9.2%	11.9%	12.7%	18.0%	
\$50,000-\$74,999	1.8%	14.0%	23.1%	19.0%	18.7%	25.6%	16.2%	
\$75,000-\$99,999	0.6%	4.8%	14.7%	21.6%	14.6%	14.6%	9.4%	
\$100,000-\$149,999	0.6%	3.3%	12.2%	16.4%	24.4%	11.6%	6.7%	
\$150,000-\$199,999	0.3%	1.4%	3.5%	4.2%	3.4%	3.5%	1.3%	
\$200,000+	0.0%	0.5%	2.4%	6.2%	4.6%	2.9%	2.9%	



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Council Tracker #4030

Recommendations to Protect
Historic Structures in Columbia

Council Tracker #4030

- During the April 20, 2015 Council meeting, Mr. Thomas asked the Historic Preservation Commission to review and update their report and recommendations on how best to protect historic buildings in Columbia.

Economic Impact of Historic Preservation

- The Historic Preservation Commission and the City of Columbia,
- through a grant from the State Historic Preservation Office, commissioned an economic impact study in August 2012
- to better understand the economic roles and impact of historic preservation.

Historic Preservation Tax Credits

Columbia's efforts to preserve historically significant buildings and districts have great impacts on the economy of the City and region.

\$72+
million

Private money spent in Columbia on historic preservation because of historic tax credit projects.

\$8.9
million

Total annual output from heritage tourism events and institutions in Columbia.

950+
jobs

Number of jobs supported indirectly and directly as a result of private historic preservation efforts.

104
percent

Percent increase in tax revenue over the past ten years for downtown historic properties that were preserved utilizing state historic tax credits.

Total Historic Preservation Investment

For the whole Columbia economy, including investments made through private sector, universities, local government, and institutions.

\$1+
billion

Total investment spent in Columbia on historic preservation from all sources over a 10-year period.

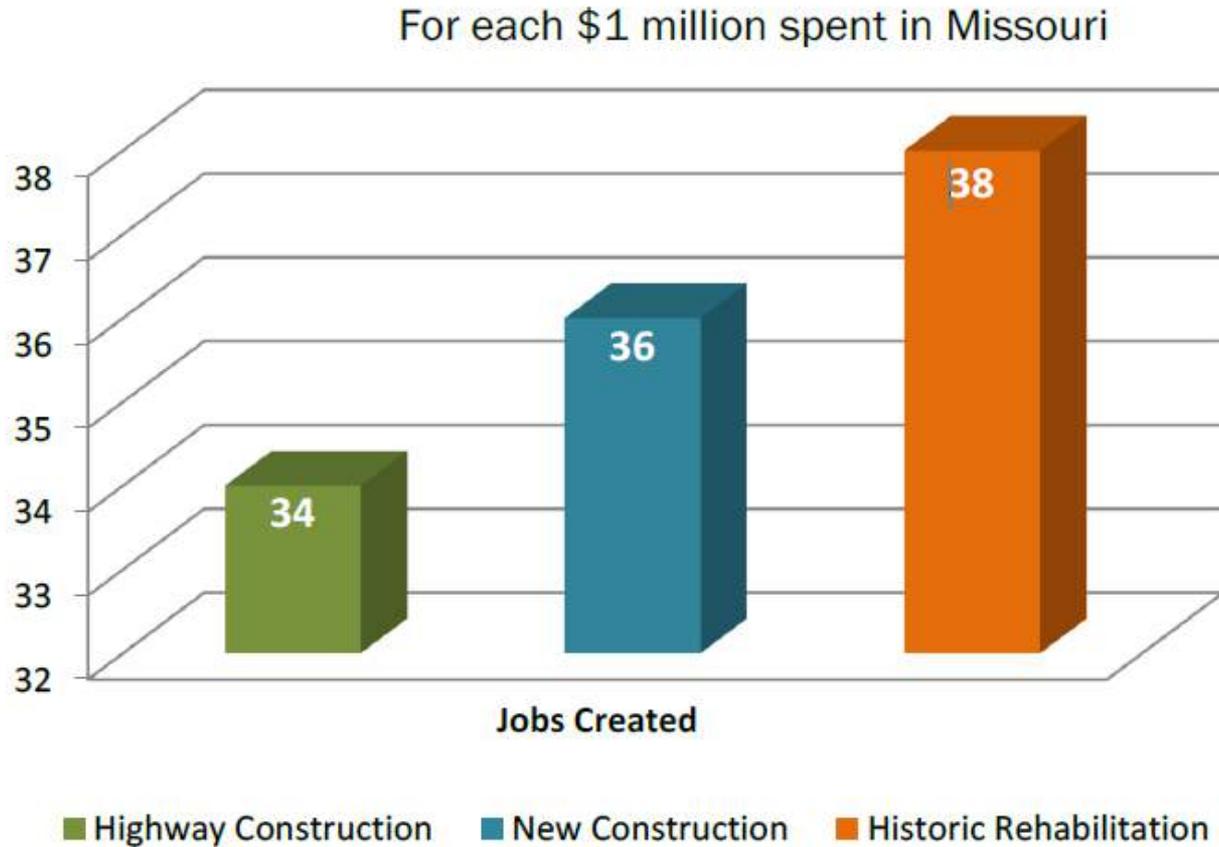
\$400
million

Total household earnings attributable to historic preservation in Columbia.

4500
jobs

Number of jobs created or supported indirectly and directly as a result of historic preservation efforts.

Historic Preservation creates jobs



Sustainability: Landfill Offset

- **26 demolitions** per year of historic properties over 1,500 square feet and 50+ years old.
- Each property averages **95+ tons** of debris.
- **2,470 tons** of waste in the local landfill annually from historic property demolition.
- A historic 1,500 square foot demolished property generates **7,500 cubic feet** of debris (196,875 cubic feet of debris in landfill annually).
- \$38 to dispose of a ton of debris—almost **\$94,000** spent per year on waste from historic property demolition.



Historic preservation has become a fundamental tool for strengthening American communities:

- Small Business Incubation,
- Affordable Housing,
- Sustainable Development,
- Neighborhood Stabilization,
- Center City Revitalization,
- Job Creation,
- Promotion of Arts and Culture,
- Small Town Renewal,
- Heritage Tourism,
- Economic Development.

How do we encourage Historic Preservation in City of Columbia?

1. Increase Public Awareness
2. Engage Stakeholders
3. Improve Technical Assistance for property owners
4. Strengthen Existing Enforcement
5. Adopt Public Policy Goals

Increase Public Awareness

1. Convene an annual meeting with City Council Members and department heads with the various preservation organizations to discuss community preservation needs and standards in order to reinforce a common vision for preservation in the city.
2. Direct City's Sustainability Manager to promote Historic Preservation as reduce, reuse, recycle efforts.
3. Expand walking tours, interpretative opportunities and Most Notable Properties ceremony.

Engage Stakeholders

1. Regular work sessions with Planning & Zoning about how they see Columbia growing alongside historic preservation of existing structures.
2. Engage the community of developers, property owners and professionals within the development and demolition community in an ongoing dialogue about re-purposing older buildings for more modern uses.

Engage Stakeholders

3. Engage the taxing authorities (schools, county, library, fire protection districts) in discussions of tax relief policy for restored historic structures to understand their concerns and gain their agreement with the policy goals of encouraging restoration of historic structures and continued use or adaptive re-use.

Improve Technical Assistance for Property Owners

1. Provide outreach to neighborhoods and groups of owner occupied homeowners on how to proactively utilize best practices used in other communities to identify and acquire buyers for historic structures before redevelopment or demolition (protect neighborhood character).
2. Offer a Historic Preservation Leadership Class to citizens. Ask property owners of adaptive reuse to present.

Improve Technical Assistance for Property Owners

3. Continue hands-on workshops for historic preservation.
4. City partnership with Job Point or Habitat for Humanity for job-training, skills training on Historic Preservation Projects.
5. Develop Habitat for Humanity-type Historic Preservation pilot project for affordable housing.

Strengthen Existing Enforcement

1. Decrease the incidence of demolition by neglect in historic structures and central city neighborhoods by more intentional code enforcement.
2. Honor the original platting of historic central city neighborhoods and provide maintenance of city owned alleys.

Strengthen Existing Enforcement

3. Recommend that home improvement dollars from CDBG funding and similar sources include the ability for the homeowner to use materials that are consistent with the historic facade rather than requiring vinyl or other mass produced materials to replace original materials.

The vinyl windows conundrum: Everyone thinks they are better than weatherizing an original window when in fact they are worse.

4. Discourage partial demolitions without a permit to prevent removal of front porches, removal of façades, parapet walls, front windows to protect character of neighborhood and adjoining property owners.

Adopt Public Policy Goals

1. Create a not-for-profit Historic Preservation Revolving Fund similar to Columbia's New Century Fund.
 - Façade Loan Program: Create a low-, zero-interest loan program to assist downtown property owners to restore and preserve historic, street-facing façades.
 - Façade Covenants: Allow property owners to donate the "façade" to the not-for-profit revolving fund with favorable tax consequences.

Adopt Public Policy Goals

2. Add a Historic Preservation Specialist to City planning staff to assist property owners with:
 - Technical assistance.
 - Federal and State Tax Credit applications.
 - Section 106 reviews.

Adopt Public Policy Goals

3. Increase demolition application and landfill tippage fees for historic properties.
4. Create an Impact Fee: Where economic hardship prevents restoration or preservation, create an impact fee of \$1-\$2 per sq. foot contributable to the revolving fund to fund the low-interest loan program.

Adopt Public Policy Goals

5. Local Property Tax waiver: Waive local property tax for historic structures. OR
6. Property Tax Freeze: Freeze property tax on historic preservation/adaptive reuse projects.

City of Round Rock, Texas offers property owners a 75% exemption of municipal property taxes.

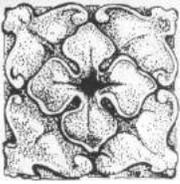
Encourages owners of historic properties to use money saved on taxes to provide regular maintenance and repair to structures.

Adopt Public Policy Goals

7. Allow Historic Preservation Commission additional authority in approving demolition and construction permits.
 - Helps to ensure changes do not damage city's historic character.

8. Commit to protecting owner-occupied structures by encouraging downzoning of residential projects to lowest category that allows current use.
 - Triggers protections for adjoining property owners.

Questions & Discussion



Columbia Historic Preservation Commission

Commissioners

Robert Tucker – *Chair*
Patrick Earney – *Vice-Chair*
Brian Treece – *Secretary*
Mark Wahrenbrock
Pat Fowler
Douglas Jones
Paul Prevo

c/o Department of Planning and Development

City of Columbia
P.O. Box 6015
701 East Broadway
Columbia, MO

www.gocolumbiamo.com/Planning

Dear _____ Property Owner:

The Historic Preservation Commission would like to thank you for your stewardship of Columbia's history!

_____ Property Name/Address _____ is being recognized as a YEAR Most Notable Historic Property by the City of Columbia at the DATE Most Notable Property event at LOCATION OF EVENT. The Commission asks you attend as a special honoree. Please note that the Most Notable Designation of your property does not confer any restrictions or bestow any benefits on your's, or any other property.

If you are able to attend, please check in with our staff Rusty Palmer by Check-in Time to let him know you have arrived. He will show you the reserved seats for honorees and introduce you to the Historic Preservation Commissioner whom will recognize you and other property owners in attendance.

The event will start at START TIME with hors d'oeuvres and socialization, followed by a brief presentation at around TIME. Following the presentation, Commissioners will invite each property owner to accept the award. The award will be a bronze plaque and a signed certificate. Please, if you feel comfortable doing so, consider sharing stories of the history of your property, the street, and the community over the years. Additionally, please feel free to invite as many guests as you would like to share in your honor.

Space will be provided if you would like to bring any newspaper articles, photographs, or other items of memorabilia to display. Attendees tend to like to view these original artifacts if you have them.

A copy of the presentation and the historic summary prepared by professional researcher DEB SHEALS will be mailed to you within the month following the event.

Please call Rusty Palmer at (573) 874-7394 should you have any questions or concerns.

Sincerely,

The Historic Preservation Commission

	Notable Property Name	Property Owner(s) (at time of nomination)	Notable Property Address	Year Built	Why Notable	Year of HPC Notable Designation
1	Blue Note, formerly "The Varsity Theater"	Richard and Patty King	17 N. Ninth St.		One of three historic theaters on 9th Street, this one dating to the 1930's	1998
2	East Campus Neighborhood	Various	East Campus, Columbia		Columbia's only "neighborhood" on the National Register of Historic Places with houses representative of those found in early 20th C	1998
3	Gordon Manor	Stephens College	2100 E. Broadway	1823	Destroyed by fire in 1998, this mansion was once located on what is now "Stephens Park."	1998
4	Jesse Hall	University of Missouri	MU campus	1895	Centerpiece of University of Missouri's Francis Quadrangle	1998
5	John William "Blind" Boone house	City of Columbia	10 N. Fourth St.	1889	Former residence of J.W. "Blind" Boone, now a National Register site.	1998
6	Maplewood House	Maplewood, Nifong Boulevard and Ponderosa Drive	3700 Ponderosa Drive	1877	Historic home and property that was once the centerpiece of a 427-acre farm, now owned by the City of Columbia and operated by the Boone County Historical Society.	1998
7	Senior Hall at Stephens College	Trustees of Stephens College	Stephens College campus	As early as the 1820's but certainly by 1841	Oldest building on Stephens College campus	1998
8	Shotgun house		Garth Avenue and Worley Streets	circa 1925	Columbia's only remaining example of an architectural style first associated with West Africa and the Caribbean.	1998
9	Tucker's Jewelry Building	Robert & Deborah Tucker	823-825 E. Broadway	pre-1883	Historic downtown building	1998
10	Wabash Station	City of Columbia	N. Tenth Street	1910	Historic railroad station/depot for Wabash Railroad	1998
11	Greenwood Manor	Judith Retsema	3005 Mexico Gravel Road		One of two remaining antebellum homes in Columbia.	2000
12	James Ridgeway Home	Gil and Verna Harris-Laboy	611 W. Worley	1906	Careful rehabilitation of a Gothic revival style home	2000
13	Launer Auditorium	Columbia College	Columbia College	1903	Built by Luella St. Clair Moss, one of the first female presidents of the college.	2000
14	Lela Raney Wood Hall	Stephens College	Stephens College		Owned by Stephens College. one of the city's best known community spaces. Lela Rainey Wood Hall provides a fine intact example of the Collegiate Gothic style of architecture.	2000
15	Missouri Theatre	Missouri Symphony Society	203 S. Ninth St.	1928	Owned by Missouri Symphony Society. The Missouri Theater has been a part of Columbia's entertainment scene since 1929. The building largely retains its original interior character.	2000
16	National Guard Armory Building	City of Columbia	701 E. Ash St	1938	Social, community contributions; totally renovated; on National Register	2000
17	Parker Memorial Hospital	University of Missouri	MU campus	1901	First and for many years the only, hospital in Columbia.	2000
18	Second Missionary Baptist Church		407 E. Broadway	1894	First black church in Columbia	2000
19	Stephens Publishing building	Pasta Factory	1020 E. Broadway	1892	Once housed the Columbia Herald, one of the city's first newspapers	2000
20	Tiger Hotel	John Ott, Dave Baugher, Al Germond	23 S. Eighth St.	1928	Named to the National Register of Historic Places in 1980	2000
21	Central Dairy Building	Downtown Appliance	1104 E. Broadway	1927	Built in 1927, as a distinctive facade on Broadway that is associated with one of the city's longtime businesses.	2001
22	Columbia Cemetery		30 E. Broadway	1820	This cemetery has remained a part of the community since the town was platted in 1820. Not only is the cemetery the final resting place of veterans of every American military conflict since the Revolutionary War, it contains the graves of presidents of the University of Missouri, Stephens College and Christian College, members of many of the city's influential families, and one Missouri Governor.	2001
23	Confederate Hill -- The David Guitar house	Noel and Mary Ann Crowson	2815 Oakland Gravel Road	1862	its important role in the history of Columbia as the residence of Confederate Captain David Guitar and later, or author Ward Allison Dorrance. The house maintains its historic integrity in many ways. It remains in its original location, and shows its original design and many of its original materials especially on the exterior.	2001
24	David and Helen Pinkney House		1844 Cliff Drive			2001
25	First Christian Church		101 N. Tenth Street			2001
26	Hall Theatre Building	Panera Bread Co	102 S. Ninth St.			2001
27	Howard Municipal Building	City of Columbia	600 E. Broadway			2001
28	Pickard Hall	University of Missouri	University of Missouri-Columbia			2001
29	Samuel H. and Isabel Elkins House	Koonse Glass Co.	300 N. Tenth St.			2001
30	Winterton Curtis "Peanut brittle" houses	Edward Pickett	504, 608 and 704 Westmount Avenue	1907	Unorthodox construction methods, e.g. exteriors 7-inch-thick concrete blocks with small rocks embedded in them.	2001
31	Boone County Courthouse	Boone County Government	Eighth and Walnut streets			2002
32	Firestone-Barr Chapel	Stephens College	1300 block of East Walnut Street			2002

					Multiple local business owners selling sheet music, hardware, automobiles, city council member, developed the old southwest neighborhood. Stephens board member. City of Columbia closed the city offices for his funeral in 1932.	
33	John N. Taylor House	Robert & Deborah Tucker	716 W. Broadway	1909		2002
34	Miller Shoe Store		800 block of East Broadway			2002
35	Missouri State Teachers Association Building		407 S. Sixth Street			2002
36	Sanford Conley House		602 Sanford Place, on the University of Missouri-Columbia campus			2002
37	Swallow Hall		University of Missouri -- Francis Quadrangle			2002
38	Virginia Building		111 S. Ninth St.			2002
39	Walter Johnson House		503 Edgewood Ave			2002
40	Walter and Helen Guthrie Miller House		1526 Wilson Avenue			2002
41	Gentry Building	City of Columbia				2003
42	Calvary Episcopal Church		123 S. 9th Street			2003
43	Fifth Street Christian Church		401 S. 5th Street			2003
44	Guitar Building		28 N. 8th Street			2003
45	Hamilton Brown Shoe Factory		1123 Wilkes Blvd.			2003
46	Jefferson Junior High School	Columbia School District	713 Rogers			2003
47	McKinney Building		411-413 E. Broadway			2003
48	Municipal Power Plant	City of Columbia				2003
49	Switzler Hall	University of Missouri	Francis Quadrangle			2003
50	WDA and Frederica Westfall Home	Richard and Camile Wolken	703 Westmount	1909	English Tudor originally built by UMC professor W Westfall	2003
51	Camplin House	Greg and Carol Miller	1312 W. Broadway	1829	Started as a log cabin before becoming Booneslick Inn and the Springdale House	2004
52	Ellis Fischel Cancer Center	University of Missouri	115 Business Loop 70 W	1940	Missouri's first hospital dedicated to the treatment/prevention of cancer.	2004
53	Former log cabin of Arch McCard	H.E. and Betty Brown	121 West Boulevard	1911	Originally log cabin elements are part of current structure.	2004
54	Heidman House	Fred and Melody Parry	709 W. Broadway	1920	House is unchanged since its construction and was once owned by E.F. Heidman, owner of long-time downtown drug store Peck's Drug Store	2004
55	Keene School home	Dan and Mary Lee	4713 Brown Station Road	1800's	Two-story brick schoolhouse built in the 1800s.	2004
56	Sally Flood House	Mary and Michael DeSantis	1620 Hinkson Avenue	1895	Owned by and named after one of Columbia's first primary school teachers. One of only a few Queen Anne-style Victorian homes in Columbia.	2004
57	Sigma Alpha Epsilon Fraternity House	Sigma Alpha Epsilon Fraternity	24 E. Stewart Road		Property is part of plat dating to the 1820's. Building has served as a military academy, women's dorm, hotel, and fraternity house dating to 1902.	2004
58	Vessel House	Denna and Keith Vessel	2 E. Stewart Road	1929	Spanish Colonial-style house	2004
59	Thomas Hart Benton Elementary School	Columbia Public School District	1410 Hinkson Avenue	1927	Oldest public elementary school in city to continuously operate at the same site.	2004
60	Wabash Arms Building	Boone Tavern	821 E. Walnut Street	1902	Originally built as the Athens Hotel, later "The Columbian," and the "Ben Bolt" Hotel. Now houses apartments on the upper floors known as "Village Square Apartments."	2004
61	Walter Williams Home	Brian and Joy Pape	202 S. Glenwood Avenue	1916	Former home of University of Missouri-Columbia journalism school founder Walter Williams	2004
62	McMurray home	Susan Schablon and Willa Adelstein	1315 University Ave.	1910		2005
63	Columbia Country Club and Clubhouse	Board of Columbia Country Club	2210 Columbia Country Drive	1921		2005
64	Heibel-March Drug Store	Central Missouri Community Action/City of Columbia	900-902 Range Line St.	1910		2005
65	John Stewart home		700 W. Broadway	1901		2005
66	John and Irma Bedford home	Carsten and Valerie Strathausen	818 W. Rollins Road	1937		2005
67	Laura Matthews home	Mike and Alison Martin	206 S. Glenwood Ave.	1909		2005
68	Mary Coleman home	W. Stephen Cupp	1863 Cliff Drive	1951	William Bernoudy architecture	2005
69	Memorial Gateway on Francis Quadrangle	University of Missouri	Elm and Eighth streets	1890-1915	A natural connection between the university and the city.	2005
70	Price home	Beverly Boren	3807 Oakland Gravel Road	1918		2005
71	Williams Hall	Columbia College	1001 Rogers St.	1851	Home of a Columbia doctor who sold his property to join the gold rush in California.	2005
72	Henry and Lillian Kreutz Home	Auben Galloway	102 N. Glenwood Ave.	1919	Brick Craftsman Bungalow with oriental touches	2006
73	Amir Ziv Home	Amir Ziv and Shannon Kasman	904 N. Eighth St.	1920	Extensive renovation and conversion	2006
74	Hudson Home	Dr. Alan and Sue Luger	111 S. Glenwood Ave.	ca. 1905	Reflects upscale Craftsman design	2006
75	Kenneth and Julie Townsend Home	Kenneth and Julie Townsend	7 Edgewood Ave.	ca. 1920	Excellent example of a 1920s bungalow with arts and crafts details	2006
76	Margaret and Sidney Neate Home	Richard and Becky Erdel	201 E. Brandon Road	1937	Well-preserved Cape Cod cottage	2006
77	O'Connor Home	Dr. Tim O'Connor	300 S. Glenwood Ave.	ca. 1920	Two-story brick home of Georgian style that was designed by a visiting professor from England.	2006

78	Perry Phillips Home	Dr. David and Barbara Payne	711 Thilly Ave.		Contemporary style by architect Harris Armstrong.	2006
79	Robert and Ivy Selvidge Home	Amy and Brent Gardner	404 Thilly Ave.	1910	Well-preserved two-story Craftsman	2006
80	Schockley, Thomason, Hall, Funk & Crump Building	Patrick Eng, Matthew Woods and Scott Orr Law Offices	903 E. Ash St.		Boone County limestone bldg. once housed the Columbia Taxi Cab Co.	2006
81	Ulysses S. Grant Elementary School	Columbia Public School District	10 E. Broadway	1911	Builders conserved land by building up instead of out and used tall ceilings and windows to naturally ventilate the school.	2006
82		Philip and Nancy Harter	201 S. Glenwood Avenue		Art Deco Home built by Mary Garth Gordon.	2007
83		Susan L Flader	917 Edgewood Avenue			2007
84		Timothy and Linda Harlan	511 S. Glenwood Avenue			2007
85		Ezra and Klifton Altis	1404 E. Broadway			2007
86		Clyde and Betty Wilson	1719 University Avenue			2007
87		Ha LLC	315 N. 8th Street			2007
88	Field Elementary School	Columbia Public School District	1010 N. Rangeline			2007
89	St. Francis House	St. Francis House Charitable Trust	901 N. Rangeline			2007
90		George & Devoney Justice	302 Westwood Ave			2007
91		Kimberly Parker	803 Alton Ave			2007
92	Belvedere Building		206 Hitt Street		The Belvedere building was built by the same group of investors within six months of completion of the Beverly. The Belvedere is a larger, more ornately Spanish influenced structure. The coffered ceiling in the lobby helps it stand out along with the white oak hardwood floors. In 1935, Darwin Hindman, Sr. moved into the Belvedere with his wife and two year-old son, the future mayor of Columbia.	2008
93	Beverly Building		211 Hitt Street		The Beverly Building was erected in the late 1920's by Frank Dearing and Beverly Realty Company to be primarily apartments for students and young professionals. The namesake was the company's largest shareholder, Robert Beverly Price, founder of Boone County National Bank. Red Oak makes up the hardwood floors and the lobby still holds a working door bell array that was a part of the original design.	2008
94			211 Westwood Avenue		The home was constructed in 1911 in, what was considered at the time, a neighborhood developed for young professionals. The original address of the property was 117 Westwood Avenue. The house has had four owners in 97 years including Mrs. Edith Irion, who used the house as an art gallery from 1954 until her death in 1972. The current owners, Sam Goodfellow and Judith Goodman, have lived there since 1993. The most distinct architectural feature of the house is the thick, stone walls which speak to the durability of the structure.	2008
95			214 St. Joseph St		George Harrell built this house in 1869 and ran a dry cleaning business at the rear of the property. Once known as the Harrell House, the recent owner, touring musician Elizabeth Westergaard, has dubbed the home The Holy Road House, which references her touring company Holy Road Touring, based in the building. In addition to the touring company the house is home to a bohemian bed and breakfast, geared toward those looking for an alternative to the ordinary highway chain of motels and hotels. The house is a Victorian grey-white three story building with a side wrap-around porch. The home was registered in 2001 by the Boone County Historical Society as a historical property	2008
96			509 Thilly Avenue		This home was built around 1910 for Lincoln and Emma Hyde. Lincoln was a professor of bridge engineering at the University of Missouri until he retired as professor emeritus in 1935. Today the home is owned by Scott Robinson and Cindy King. The house is a four square brick structure, with the lower level exterior walls being three bricks thick while the second floor is two bricks thick. The limestone used for the foundation was mined from the same site as that used to create MU's White Campus. The home was the third house built on Thilly Avenue	2008

97			511 Westwood Ave		This house was built in 1923 by Dr. Edwin B. and Grace Branson. Dr. Branson was the chairman of the Geology Department at the University of Missouri in the early 1900's. In 1926, the Branson's sold the house and property to the Wheat family, who later passed them down to their daughter Gladys. Gladys Wheat was the first female art faculty member at the University. Hank and Katy Ottinger are the fourth and current owners and have lived here since 1983. The house is built of gunnite, which is mortar conveyed through a hose at high velocity, and is largely covered in ivy. The front door is actually on the side of the home due to a narrow face street. Wrought iron from New Orleans is incorporated into many aspects of the home as well as in the fence fronting the property. Another interesting feature is the double doors found throughout the house.	2008
98	Sacred Heart Catholic Church		1115 Locust Street		The Sacred Heart Catholic Church built this beautiful building in 1914 following the loss of their previous home to a fire. The Romanesque structure was designed by Ludwig Abt and built of limestone. The construction represented an expenditure of \$30,000. Gold leaf paint was used to update the Vatican II stencil pattern in 1984. The storm cloud blue trim is very close to the original ceiling stencil background from 1914. The original altar rail now serves as the front of the choir loft. After years of leaking, the church replaced the roof in 2006	2008
99			2007 S. Country Club Drive		Dr. A.W. McAlester's son Barry built this house in 1927. The house is owned by Robert and Alice Allen and is currently on the market. The Allen's have done very little remodeling in an attempt to maintain as much of the original beauty of the home. The McAlester's family crest presides over a living room which showcases a fireplace adorned with limestone carvings. In the dining room, the hand-painted wall paper still covers the walls. There is an antique intercom system still in place, yet not operational, that was used to call the maid from her quarters. Many different interesting light fixtures and chandeliers can be found throughout the home.	2008
100			2011 N. Country Club Drive		This Victorian style home was built around 1883 for Dr. A.W. McAlester as a part of his 160 acre farm. The stone gates at the head of Country Club Drive served as his entrance and the entire County Club area was a part of his farm. In 1954, well-known Columbia architect, Hurst John bought the home and his family has lived the house ever since. The house consists of oak framing with cedar lap siding on a concrete-parged brick foundation. The roof lines are complicated and include a hip roof, mansard roof and a gable roof. The tops of the front porch and west side porch roofs are surrounded by cast iron decorative railings. Another interesting feature is the basement cellar which is only accessible by an outside entrance	2008
101			1601 Stoney Brook Place		This is reportedly the oldest house in Boone County. The land was purchased in 1854 by the court from Murdock and Anne Garrett to establish a county infirmary or poor farm for the county's indigent citizens. The infirmary was erected in 1864 and was maintained by the county until 1898 when the land property was sold to J.B. Turner. This property represents the 100th selection of Most Notable Property by the Historic Preservation Commission.	2008
102	Missouri Press Association		802 Locust Street	late 1920's	The brick building, featuring ornate trim, was constructed in the late 1920s, during the same period as its neighbor, The Missouri Theatre	2009
103	Dumas Building	Jack K. Richardson, Owner; Joe & Linda Doles, Managers	413 Hitt Street	1916	Built by the father and son Dumases (who also built the Daniel Boone Tavern), this craftsman style building was the first privately-owned apartment complex to emerge next to the University of Missouri.	2009
104		David & Diane O'Hagan	1252 Sunset Drive	1939	This circa 1939 Cape Cod style home was built by a former member of the English Department at the University of Missouri. It is one of the first houses to be built in the	2009
105	Highway Building	Rajo Enterprises	900 Old 63 North	1928	Sunset Hills subdivision.	2009
106	United Methodist Church	United Methodist Church	702 Wilkes Boulevard	1917	Constructed in 1917, the church was located so as to serve the northern part of Columbia, particularly for workers at the Hamilton-Brown Shoe Company factory to the east	2009

107	St. Clair Hall	Columbia College	St. Clair Hall, Columbia College Campus (Rogers Street)	1900	Constructed in 1900, this is an Elizabethan –style with symmetrical towers, and multiple gables and dormers. The building was constructed during the term of President Luella St. Clair. It is named in memory of her husband Frank, the president immediately prior to her. It was originally built for multiple uses. Singer Jane Froman is one notable former resident.	2009
108		City of Columbia	800 South Stadium	1939	This City-owned structure was built in 1939-1940 and was the administrative building for the City's sewer treatment plant. The sewer plant was decommissioned and abandoned in 1983. The building's main level now houses an Audubon Society museum.	2009
109	Annie Fisher House	Merle Jr., and Charlotte Smarr	2911 Old Highway 63 South	1920's	This house was built in the 1920's by Annie Fisher. She owned and operated a restaurant and catering service from the house. Fisher's restaurant was one of the first African-American owned businesses in Boone County. She won first prizes at the 1904 World's Fair in St. Louis for her renowned beaten biscuits and cured ham.	2009
110		Stacy & Rebecca Woelfel	700 Mount Vernon	1911	This American Colonial 2-story farmhouse was built in 1911 by Robert and Lura Tandy. The south side of the home was the original front, and had an Amelia Street address.	2009
111	Quarry Heights Property	Quarry Heights Neighborhood Association	Quarry Heights Property		This is the site of a former limestone quarry. It is located adjacent to the MKT Trail, northeast of the terminus of Lakeshore Drive.	2009
112	Stephens Stables	Stephens College	203 Old Hwy 63			2010
113	Berry Building	John & Vicki Ott	Walnut & Orr			2010
114	Jewell Cemetery	State of Missouri Department of Natural Resources	S. Providence Road			2010
115	Phi Kappa Psi, MU Fraternity	Phi Kappa Psi	809 S. Providence Rd.			2010
116	Schlundt Building- MU campus	University of Missouri	MU's White Campus: South of University, west of College			2010
117	Baughner Home	Dave and Jackie Baughner	211 Bingham			2010
118	Columbia's Brick Streets	City of Columbia	central Columbia, see map			2010
119	Cosmo Park/Allton-Columbia Municipal Airport	City of Columbia	Located on Business Loop 70	1920s		2011
120	Haden Building	Commerce Bank	901 E. Broadway	1921		2011
121	Frederick Douglass High School	Columbia Public School District	310 N. Providence Road	1917		2011
122	1602 Hinkson Avenue	Rita Fleishmann and Peter Norgard	1602 Hinkson Avenue	1908		2011
123	610 W. Broadway	Jewel and Michael Keevins	610 W Broadway	1921		2011
124	Arrowhead Motel	Mohammad El Dieb	1400 E. Business Loop 70	1938	The last example of a "Tourist Camp" in Columbia.	2012
125	Harry Saterlee & Florence Henderson Bill House	Gerald Hazelbauer and Linda Randall	206 Bingham Road	1928	Harry Satterlee Bill was one of Columbia's most prominent architects in the first half of the 20th Century.	2012
126	Calvary Cemetery	Memorial Cemetery	1217 W. Business Loop 70	1929	African American Cemetery; resting place of Annie Fisher.	2012
127	Kappa Kappa Gamma Sorority House		512 Rollins Road	1929-1968	One of the oldest sororities on campus.	2012
128	Missouri Hall	Columbia College	1011 Rogers	1920	Combination of Preservation and Sustainability; LEED Silver.	2012
129	Columbia Telephone Building	Century Link	625 Cherry Street	1929	Build for the Columbia Telephone Company	2012
130			511 E. Rollins	1930	Georgian Revival style fraternity house is highly intact, inside and out; high level of architectural styling and offers a good example of how to expand a historic building with minimal impact upon the original architectural design	2013
140			916 W. Stewart Road	1932	Tudor revival style house in the Old Southwest has been home to several prominent Columbians, including Rex Barrett, a two term mayor of Columbia	2013
141			110 S. Ninth Street	1925	This small commercial building is one of downtown's most intact buildings, inside and out, and is home to one of the oldest continuously operated businesses in Columbia.	2013
141			703 Ingleside Drive	1926	This home has only been owned by two families since it was built. The home also looks very similar to what it looked like when it was built.	2013
142			920 Cherry	1837-1902	It is the oldest building in downtown Columbia.	2013
143			1411 Anthony Street	1906	It is one of several homes in the East Campus neighborhood that has been returned to single family use after being converted to multifamily housing in the last of the 20th century.	2013
144	Fairview Cemetery		Just to the east of Fairview Methodist Church			2014
145	Fairview Methodist Church		1320 S. Fairview Road			2014

146	Lee School		1208 Locust Street			2014
147	Pike, Francis, House		1502 Anthony Street			2014
148	Thomton, Bessie and Dr. J. E., House		905 S. Providence Road			2014
149	Brauer, George P., House		213 S. Glenwood			2015
150	Charters, W. W. and Jessie Allen, House		600 S. Glenwood			2015
152	Frederick Apartments		1001 University Ave.			2015
153	Hubbell Place Addition		100 block Hubbell Dr. & 1200 block E. Walnut			2015

NUMBER	NOTICE_DATE	PROPERTY_ADDRESS	YEAR_BUILT	AGE	HISTORIC DESIGNATION
1	12/22/2014	607 N 4th St	1938	77	N/A
2		106 Lynn St	1925	90	Nuisance
3	12/30/2014	903 Rangeline Rd	1922	93	N/A
4	12/31/2014	502 Rogers St	1920	95	N/A
5		504 Rogers St	1910	105	N/A
6		704 Rogers St	1930	85	N/A
7		708 Rogers St	1930	85	N/A
8		710 Rogers St	1920	95	N/A
9		712 Rogers St	1920	95	N/A
10	1/28/2015	405 N College Ave	1900	115	N/A
11	2/10/2015	305 N Stadium Blvd	2004	11	N/A
12	2/17/2015	110 Lynn St	1949	66	N/A
13	2/24/2015	903 Rangeline Rd	1920	95	N/A
14	2/23/2015	1704 Cliff Dr	1950	65	N/A
15	3/11/2015	1111 W Old Plank Road	1956	59	N/A
16	3/17/2015	1213 Old Hwy 63 N	1966	49	N/A
17	3/23/2015	320 E Broadway	Unknown	> 50	N/A
18		32 S Providence	Unknown	< 50	N/A
19		25 S Fourth St	Unknown	< 50	N/A
20	3/24/2015	407 Burnam Ave	Unknown	> 50	N/A
21	4/1/2015	225 S Ninth	1927	88	NRHP
22	4/1/2015	2101 W Ash	1972	43	N/A
23	4/6/2015	1521 W Broadway	1953	62	N/A
24	4/29/2015	1705 N Providence Rd	1987	28	N/A
25	5/4/2015	3621 Southland Dr	1956	59	N/A
26	5/6/2015	1511 W Broadway	1960	55	N/A
27	5/14/2015	1211 E Broadway	1950	65	N/A
28	6/5/2015	3704 Southridge	1968	47	N/A
29	6/19/2015	1507 W Broadway	1958	57	N/A
30	6/22/2015	509 Fay St	1940	75	N/A
31	6/30/2015	408 Circus	1920	95	N/A
32	6/30/2015	410 Circus	1920	95	N/A
33	7/15/2015	306 and 310 Hartley Ct	1935	80	N/A
34	7/15/2015	1901 Rangeline Rd	1995	20	N/A
35	7/17/2015	4703 Rice Rd	1946	69	N/A
36	7/17/2015	407 Tuner Ave	1930	85	N/A
37		409 Turner Ave	1940	75	N/A
38		505 S Fourth St	1930	85	N/A
39		507 S Fourth St	1930	85	N/A
40		509 S Fourth St	1925	90	N/A
41		511 S Fourth St	1960	55	N/A
42		601 S Fourth St	1938	77	N/A
43		603 S Fourth St	1925	90	N/A
44		605 S Fourth St	1925	90	N/A
45		607 S Fourth St	1966	49	N/A
46		607 S Fifth St	1920	95	N/A
47		608 S Fourth St	1991	24	N/A
48		609 S Fifth St	1930	85	N/A
49		611 S Fourth St	1920	95	N/A
50		611 S Fifth St	1930	85	N/A
51		612 S Fourth St	1992	23	N/A

52		613 S Fourth St	1930	85	N/A
53	8/5/2015	504 Business Loop	Unknown	< 50	N/A
54	8/7/2015	1503 W Broadway	Unknown	< 50	N/A
55	8/19/2015	1604 E Nifong	1960	55	N/A
56	9/15/2015	223 S Fifth St	1920	95	N/A
57	9/23/2015	201 Austin Ave	1920	95	N/A
58	9/28/2015	601 Hirth Ave	1953	62	N/A
59	9/28/2015	917 W Stewart	1926	89	N/A
60	10/5/2015	111 Business Loop 70 E	1972	43	N/A
61	10/9/2015	605 N Williams	1930	85	N/A
62	10/9/2015	1900 I-70 Drive SW	1968	47	N/A
63	10/16/2015	1513 Windsor St	1930	85	N/A
64	10/29/2015	303 Benton	1938	77	N/A
65	11/2/2015	107 Bicknell	1945	70	N/A
66	11/10/2015	509 McBaine	1925	90	Nuisance
67	11/20/2015	227 S Sixth	Unknown	> 50	N/A
68		501 Elm	Unknown	> 50	N/A
69	12/18/2015	1515 W Broadway	1954	61	N/A