

December 21, 2022

7:00-8:45 PM

Meeting of COMO Preservation

Columbia Public Library

Friends Room

I. Call to order by Dianna O'Brien

The sign-in sheet was passed around and the following were present:

Dee Wasman, Dianna O'Brien, Dennis Fitzgerald, Jane Brotemarkle, Jeff Brotemarkle, Debby Cook, Jerry Benedict, Nina Sappington, Elena Vega, Matt Fletterly, Dan Viets, Julie Plax, Janice DeRosier, Trevor Harris and Patrick Earney.

Dianna recapped the last meeting.

II. The minutes of the last meeting were approved.

III. Bob Yapp, preservation consultant from Hannibal, MO gave a presentation via Zoom. He has been involved in historic preservation for 48 years. Bob learned about woodworking from his dad and learned, "if you do good work, it makes it better". He bought his first house while in high school. That house sold for \$50,000 more than he paid! Bob has done 163 restorations over the years and is now building a Gothic Revival house.

He founded the Belvedere School in 2008 to train craftsmen to restore historic buildings. The Belvedere School has trained thousands from all over the country. The school provides hands-on training for students wanting to learn woodworking, masonry, plastering, etc. Bob works along-side the students to make sure they learn how to restore the building correctly and efficiently. They use as much of the old materials as possible to save money and restore the building to its original beauty.

Bob's recommendation for Historic Preservation

Goals - 501c3

Look at the community. More historic districts and National Trusts are needed.

Historic preservation is important.

Important to have artisan trades people that know how to do the finest work in an efficient way.

BIG LIE- historic preservation is expensive!

Donovan Ritcoma, Place Economics in Washington, D.C. Look at the cost of labor and materials. With historic preservation the cost is never over \$100 per square foot. New homes - \$200 per square foot.

Classic example: Windows. Allowing people to restore with replacement windows is wasteful. Old windows can be made efficiently. That saves the homeowner and increases the property value. If you create a local historic district and original character of the property is retained, the property is worth 12-18% more.

Hire an attorney- look at covenants for design guidelines. Historic guidelines are not as restrictive as modern HOA's. When restoring a property use as much of the old material as possible. Much of the cost of building is in the materials. Comment – It's hard to find historic materials and fixtures.

Bob has a Salvage Library in Hannibal- very important to salvage materials.

Address the lack of Neighborhood Associations. Create associations. Use of sign boards, restoration of

house numbers, blue signs for those working to restore will create positive visual imagery. Start alley and street clean-up and add streetlights. Neighborhood Associations are essential!

Slumlords across the country are destroying older properties. Enforce rental inspection ordinances.

Lack of community education. Build a model of a historic house and get kids interested in old houses. Understand that retaining history makes money. Example: Rock Island, IL revitalized downtown, need to retain historic area. Gentrification not necessary. In the old days the banker, shop worker and janitor may all live on the same street. The object is not to drive the poor out of their homes. We need to see all styles of historic homes in our community.

Historic Preservation trade school.

High schools have trade classes to build new homes. Why not have historic preservation classes? Belvedere School started with 30 kids (50% girls and 50% boys). They learned artisan skills. After 6 years 160 kids through the program and 20% started their own businesses. Students become skilled craftsmen and provide a much-needed service to owners of historic properties.

Questions – How to Start?

Important to have 501c3 – Need this to receive donations. Donations can't be written off without 501c3.

Written Articles of Incorporation

Mission Statement

Conflict of Interest Statement

Local attorney. How to find a preservation-minded attorney? Some don't have experience.

Board Insurance- Need insurance because you don't want the Board to be sued.

Hannibal dues are \$25.00 per year. Don't exclude renters, renters need to be involved. Hannibal has City Historic Preservation Commission. City wide Missouri Preservation. 51% of property owners have to agree. Book – Future Slum. New homes have a functional economic life of 27.2 years. Historic restorations have the functional economic life 70 years. 73.2% less materials are used on historic restorations.

Need a complete list of qualified restoration experts. Need a good disclaimer at the bottom of the list. Doug Jones is good restoration expert in Columbia. Ask Bob for more names.

Need the right net donor. Locally landmarked property.

OK to have geothermal heat in old property.

Educate local real estate professionals about value of older homes.

Talk to appraisers about older homes.

Advertise for these people.

Bob Yapp can be contacted at: yapperman@msn.com. Website- bobyapp.com

IV- Things we can check

Accounting Plus offers 1 hour of free consultation.

Missouri Preservation Commission must have an attorney and accountant. Who are they?

Job Point – Patrick checking to see about high school construction classes. Sign up through Career Center.

Jerry Benedict checking with insurance agent for a quote.

We need a Treasurer to handle the money.

Matt's girlfriend is a nonprofit consultant. He will check with her about how to move forward.

V. Salvage Barn.

Board visited the Salvage Barn on Rock Quarry Road. HPC removed from buildings. They held 2 salvage sales but have not been able to sell since about 2007. Pushing to change the ordinance. Indicators are that they would allow us to keep material in the same location. Parks & Rec own the building. HPC volunteers collected the materials but seem open to us being involved. Who will determine the value? Work with Pat Fowler to craft a proposal to sell the salvage. Fair market value – Tanner. HPC must be on board with us.

VI. Team Reports

Advocacy Team – Trevor- Monitor master plans.

Clint Jarvis from Columbia College aware of their master plan, neighborhood preservation.

We are charged with trying to stop people from tearing down old homes. We want to educate the public – do tours and events.

There is a folder of 7 scripted tours that have been done. Patrick can help giving tours.

Kind of close to Outreach – traveling trunk idea. This would be like Bob's model dollhouse. The trunk would convey the importance of history of Columbia. We could have one at each school.

Brian Triest did theater tours. Trevor said the tours were about 2 hours. We would need a portable microphone. People could sign up, but some would join spontaneously. Try for summer tours and a haunting tour in the Fall. Patrick is on the Tour Team which will become a new team.

Outreach Team – Full court press on website. Square space \$25.00 per month. Images for the website. Where the images are located.

Book- Missouri 365 – Interesting items for every day. We could do something like that for Columbia. Email ideas to Matt F.

It would be like Facebook – You know you're from Columbia.

Dee made a proposed budget. We do not have a tax ID yet. We will postpone dues until next month.

Dee another job is to design a business card or brochure.

Trevor – Candlelight Lodge. Attorney is in Omaha.

They don't want to tear it down, they want to make it into a multi-family dwelling.

FYI- Dianna won't be at the February meeting.

Our next meeting: 7 P.M. January 31, 2023 in the Friends Room at the Columbia Public Library.