

March 21, 2023

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: Dianna O'Brien, Debby Cook, Dee Wasman, Dennis Fitzgerald, Deb Sheals, Scherrie Goettsch, Nina Sappington, Lee Trammell, Martha Trammell, Tina Gibson, Sarah Davis, Lucy Kirby, Dianna Rains, Susan Flader, Elena Vega, Janice DeRosier and Dan Viets.

Updates:

COMO Preservation will become the go-to place for:

Goal 1: Information on the importance and benefits of historic preservation

Goal 2: Information on the history of Columbia's historic buildings

Goal 3: Information on how to advocate for historic preservation in Columbia

Goal 4: Resources for historic property owners to support restoration

Announcements

Please complete the survey

Dr. Nakhle Asmar, owner of the Neidermeyer Apartments, will be our speaker on April 25.

Future meeting dates: May 23, June 20, July 25 and August 22.

II. Deb Sheals is a historic preservation consultant based in Columbia and the owner of Building Preservation, LLC. Speaking on "The difference between National and Local Historic Districts." (The following information is from Deb's handout.)

National Register of Historic Places is the official Federal list of districts, sites, buildings, structures and objects significant in American history. architecture, archaeology, engineering and culture.

The National Register does Not:

-Add restrictions to what can be done to the property.

-Require the property to be open to the public.

-Automatically bring in funding.

The National Register Does:

-Assure that consideration of the historic resources will be made for any action that involves federal funding. ("Section 106")

-Make the property eligible for some grant programs.

-Make the property eligible for state and federal historic preservation tax credits.

Historic Tax Credit Basics:

- State Tax Credits equal 25% of the qualified rehabilitation expenses (QRE's). Those credits can be sold easily.
- Federal Tax Credits equal 20% of the qualified rehabilitation expenses. Federal credits must be used by the applicant; they cannot be easily transferred.
- QRE's generally include everything except acquisition, site work and furnishings.
- The property must be listed in the National Register of Historic Places to be eligible for state or federal tax credits.
- The property may be listed as a single site or as a contributing resource in a historic district.
- All work must meet the Secretary of the Interior's Standard of Rehabilitation.
- Tax Credits are awarded at the end of the project, after all costs have been incurred and paid, and the Department of Economic Development has signed off on all expenditures.

What qualifies a property or district for listing?

Criterion A: Association with historic events or activities. (e.g. Commerce or Government)

Criterion B: Association with important person(s).

Criterion C: Distinctive design or physical characteristics. (e.g. Architecture or Engineering)

Criterion D: Potential to provide important information about prehistory or history.

(Archaeology)

Is it eligible?

"Not only must a property resemble its historic appearance, but it must also retain physical materials, design features, and aspects of construction dating from the period when it attained significance." National Register Bulletin 16A.

Minimum Requirements

- At least fifty years old. (Or, within a specified period of significance.)
- Reasonably intact-does it still evoke a sense of its historic time and place?
- Physical condition does not usually enter into the mix.

Levels of Significance

- Local, State or National.
- Individually Eligible or Contributing Resource Within a District.

Individual Listings vs. Contributing Property Within a District

- Not all resources in a district are contributing.
- Some properties would be eligible within a district, by not on their own.

Is it significant?

- Description - Does it still look like it did when it was important in history?
- Context - What is its place in history? Does it still accurately reflect that role?

Determining District Boundaries

- The district must represent a cohesive grouping of historic resources.
- District sizes can vary greatly.
- Non-contributing resources can be within the boundaries, but they should not outnumber the contributing ones.

Local Designation

- Legal Change, part of local zoning laws.
- Zoning Overlay-in Columbia "HP-O"
- Works in tandem with other zoning, e.g. R1 is still R1 in HP-O.

Benefits in Local Districts:

- Protect investments of property owners and residents.
- Enhance business recruitment and tourism.
- Encourage better design.
- Facilitate reuse of resources "the greenest building is the one already built."
- Provide a "structured participatory process" for local resource management.

Local Designation Does:

- Provide protection of designated historic resources.
- Grant regulatory power to the City via the Historic Preservation Commission.
- Add some restrictions to what can be done to a designated property.

Local Designation Does Not:

- Force property owners to do work they cannot afford.
- Qualify owners for tax credits or other state and federal financial incentives.

Sample Levels of Review (From Springfield, MO)

- Historic Site: Lowest level of restriction. Work requires a Certificate of Approval or a 60-day waiting period.
- Landmark: Must have a Certificate of Approval for interior and exterior features or wait at least 180 days to do the work. City Council can add another 120 days.
- Historic District: Similar to Landmark, but only for exterior features.

Historic Designation in Columbia

Section 29-2.3 Overlay Zoning Districts (c) HP-O historic preservation overlay

- Petition for local designation must be made by owners of the properties being affected.
- For districts, the petition must be from owners of at least 60% of the Boone County Map Tax

Parcels within the proposed boundaries.

-Petition is treated like a rezoning application.

-The petition goes through the Historic Preservation Commission and on to Planning and Zoning and the City Council.

-Designation is good for at least 10 years, and then can be reviewed every 5 years.

From the Ordinance:

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. It is suitable for preservation or restoration; or
12. It is at least fifty (50) years old or of most unusual historical significance.

Local District Boundaries

-Boundaries must be configured to meet the National Register guidelines. (National Register Bulletin 17.)

-You could not, for example, cut the district in half just because owners on the west end were opposed to local designation.

-It might be possible, however, to determine a different reason for proposed boundaries, such as houses all constructed by a particular builder, or located within a specific historic subdivision, such as Westmount.

Administration of Local Districts

The Historic Preservation Commission (HPC) has the power to review proposals for work on designated historic properties.

The Historic Preservation Commission (HPC) has the power to review proposals for EXTERIOR work on properties in local historic districts.

Certificate of Appropriateness (C of A)

-HPC holds public hearings on applications that include a description of *“construction, alteration, removal, or any demolition in whole or in part regardless of whether a permit from the city is required.”*

-No more than 40-day turn around time, unless tabled with consent of applicant.

-Criteria for review are in the ordinance.

-There is an appeals process.

Certificate of Economic Hardship (C of EH)

“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...and that the hardship is not self-created.”

-Application will include information such as engineers’ reports, appraisals, economic feasibility reports, etc.

-Can happen after denial of C of A or as part of that process.

-Must be acted upon by the HPC within 40 days.

-Also has an appeals process.

Summary

-Local districts can protect property values and neighborhood character.

-Formation requires at least 60% approval from owners.

-Columbia HPC only has authority to review exterior features within a local district. This is common practice.

-Review processes can add time, and sometimes cost, to rehabilitation projects.

-Property owners have options to appeal HPC decisions.

Things to Keep in Mind

-Start with a manageable project, such as a small district that has a high level of owner buy-in.

-Advocate for local incentives that are tied to properties in local districts.

-Don’t get too strict; micro-managing does more harm than good in the long run.

Questions and Comments

There are no financial incentives in Columbia.

Project could be commercial or residential.

Blind Boone home, Second Baptist Church and McKinney Building (vacant and for sale) would be a possible starting point.

We need to reach out to a real estate person who is interested in historic properties.
We need to educate the owner.
Some cities have Community Block Grant Loans.
Some local groups have a revolving fund.
Property tax abatement- may freeze taxes for a certain number of years (maybe delay tax 5 years.)

III. Minutes from the last meeting were approved.

IV. Team Reports

Advocacy Report- The team has shortened the mission statement.

COMO Preservation will become the go-to place for:

Goal 3. Information on how to advocate for historic preservation in Columbia.

Announcement: The Advocacy Team for Tours and Trunks was dissolved because Tours is now part of the Education Team and the Boone County History & Culture Center already has a strong Trunks program in which volunteers take materials to schools to share history with students. Pamela Jones talked to the BCHCC volunteer running that project and encouraged them to include items to encourage students' interest in preserving historic buildings.

What Advocacy is doing and how can you get involved.

Task: Research other cities that have successfully saved historic properties.

We've started a list of cities that have either done a good job of preserving buildings or that are like Columbia. We will then research their preservation efforts paying particular attention to cities with HPC city commissions and other organizations.

Task: Educate the public on the importance of historical preservation and the steps needed to deter demolitions.

We have started to document buildings that have been demolished.

Task: Liaison with HPC with a member attending HPC meetings and reporting to our group.

Dennis Fitzgerald has been attending HPC meetings and getting to know how it works and how we can better work with it. Part of working with HPC involved several members of COMO Preservation attending the HPC's Property Research Workshop on Feb. 11.

Task: Create and "Advocacy Toolkit" to be available online for those interested in campaigning to keep a property from being demolished.

This will come out of our work researching other cities that have been successful in saving historic buildings.

Notes for Historic Preservation Commission Meeting- 3/7/23. Dennis Fitzgerald.

Harvey James, Church of JCLDS and Billion Graves Project. He wants help recording 10,000 graves by June 25, 2023. It will include pictures of stones, pinpointing graves in cemetery, list person and dates. Like Find a Grave.

Brick Street Pilot Project for the city to repave Cherry Street from 4th Street to 7th Street. They will lift up bricks, put new underlayment and relay the bricks.

Small Lot Preservation RFP is being discussed at the city level.

Demolition Permit Applications

-1511 Rosemary Lane

-1212 McBaine Avenue

-409 Sandford Avenue – Owner -Stillner Contracting. Anticipate building a duplex.

Most Notable Properties Event: April 13, 4 PM at Stephens Lake Park.

Dennis Fitzgerald will get information at the April 13 meeting. 7 properties.

Restoration Team- Elena is looking for a Salvage Librarian to record what is in salvage.

They are creating a list of artisans. Working on disclaimer.

Classes for homeowners to do skilled repair themselves.

Welcome to owning a historic home.

Next meeting- April 12 at 5:45 at Eat Well.

Education Team- (Formerly known as Outreach)

The Team decided to change the name to “Education” to reflect the verbiage in the Vision Statement.

Future Meeting Dates- 4/18 and 5/16 at 5:30 at Eat Well.

Reviewed the 4 goals presented to the Executive Committee meeting and agreed that Goals 1 and 2 are the focus of the Education Team.

Goal 1: Information on the importance and benefits of historic preservation.

The Team will compile and synthesize the information to be used in multiple ways such as:

-Posted on our website.

-Turned into FAQ on our website.

-Training/Workshop for our members to be a “HP Ambassador”

-Brochure/Postcard

-Social Media Posts/Campaign (Monthly Myth Buster about HP)

Once these items are developed and members have been trained, the Team can disseminate the information via presentations at Neighborhood Associations and other community

groups/businesses.

Goal 2: Information on the history of Columbia's historic buildings.

General meetings address this goal. COMO 365 Blog addresses this goal.

Other items:

- Tours

- To use the information already developed by Matt for a QR Code Project of downtown buildings (heart bomb campaign).

- Timeline of COMO History, Timeline of Architectural History of COMO, or a Timeline of both.

- Receiving training on how to research a property's history from Deb Sheals.

V. New Business

- Survey Reminder

- Team talks

Our next meeting: 7:00 PM April 25, 2023 in the Friends Room of the Columbia Public Library.

Dr. Nakhle Asmar, owner of the Neidermeyer Apartments will be our speaker.