

August 22, 2023

7:00-8:45 PM

Meeting of COMO Preservation

www.comopreservation.org

Columbia Public Library, Friends Room

I. Call to order by Julie Plax

The sign-in sheet was passed around and the following were present: Debby Cook, Melissa Bernhardt, Nina Sappington, Patrick Atkinson, Helen Atkinson, Stacey Thompson, Lynda Baumgartner, Ken Wilhelm, Nancy Gerardi, Julia Brooke, Mary Ott, Jerry Benedict, Matt Fetterly, Mary Kaye Doyle, Patrick Earney, Cricket Dunn, Julie Plax, Debb Wheeler, Chris Creasy, Michelle Wheeler, Kim Dixon, Janice DeRosier, Ryan Kind, Chris Kind and Timothy Dollens.

Event Reminders:

--September 26 – Amanda J. Staley Harrison will discuss the challenges of repurposing historic buildings. The Museum of Anthropology plans to reopen soon in Ellis Library's lower level.

-November 4 Tour - Wells, Springs and Industry of Early Columbia. We'll meet at Flat Branch Park near the playground, 10 AM-12 PM. Stephen Bybee will present information about tanneries, mills and blacksmith shops of early Columbia. Sign up at: comopreservation.org.

Future Meeting Dates: September 26, October 24, November 28 and December 19 in the Friends Room of the Columbia Public Library.

II. Team Reports

Teams did not meet in August

*Advocacy Team- next meeting: Oct 19, 9-10 AM at EatWell.

*Restoration Team- next meeting: Oct. 19, 5:45-7:15 PM at EatWell.

*Education Team- Need volunteers to create blog content, do research on local history and be tour guides.

History Hunters or History Mystery – Contact: Mary Kaye Doyle marykayedoyle307@gmail.com

III. Speaker: Tanner Ott: Bringing Buildings Back

Tanner Ott - Ott Historic Rehab and Project Manager for Alley A. Realty.

Some previous rehab projects are: The Atrium, Koonse Glass Building, Wilson's Packing and numerous buildings in North Village. Currently working on the old Columbia City Hall and Jail on 9th Street.

Tanner's roots in building rehab started in 1987. His parents, John and Vicki Ott, bought the Schoolhouse in Rocheport and turned it into a Bed & Breakfast in 1988. The next project was Mt. Nebo Baptist Church. They renovated the Old Boone Cafe in downtown Columbia, now

Bangkok Gardens. They discovered there had been a spring and bottling works in the basement. Other projects include the Old Berry Building and Elkins House at 315 N. 10th Street. In the case of the Koonse Glass Building, you sometimes need to take liberties with the building to make it more marketable. The Atrium was the former McKay Chevrolet dealership. The project he is currently working on is the 1901 City Hall & Jail. This building is located on 9th Street, one block north of the Blue Note.

Business Model for rehab of historic buildings. Historic tax credits.

Missouri 25% incentives. Federal 20% incentives. It is a complicated process, but the product ends up looking wonderful. You spend more on labor and less on materials. The rehabbed buildings help foster a community of entrepreneurs and provide space for offices, restaurants, art studios, etc.

Teamwork is critical. Contractors, subcontractors, architects, engineers, historic preservation consultants all need to work together. Patrick Earney is great for structural engineering. Deb Shields is wonderful and will do some small consulting jobs. Banks are key to a project's success. There are always surprises in renovation and financing partners that understand unexpected costs are very important. Also, it is important to work with City government.

He has a project currently underway at 305 N. 10th Street near Koonse Glass. It has a crumbling foundation and old windows, sometimes they can be restored and sometimes not. You need to see the whole perspective on the project. This building will become commercial property.

The National Park Service has resources for preservation. They publish manuals for preserving windows and masonry.

A favorite quote. "Place is more than just a location on a map. A sense of place is a unique collection of qualities and characteristics - visual, cultural, social and environmental - that provide meaning to a location. Sense of place is what makes one city or town different from another, but sense of place is also what makes our physical surroundings worth caring about." From an article, "The Distinctive City", by Edward T. McMahon, Urban Land Magazine, April 4, 2012.

Tanner Ott – jtannerott@alleyrealty.com

Tanner's favorite project is Minnesota Art Deco Theater. It took 5 years to redo the theater and was a very tricky project. Now they host concerts, plays and festivals. Ragtag was helpful. The Hall Theater would be a great project, but the building is unlikely to become available. The McKinney Building has tons of history and would be a wonderful project, but it will need a lot of work. The name Alley A came about in 2007 when they were trying to repurpose a building on an alley. The city does not have a process for naming alleys, so Mayor Hindman said just call it Alley A.

IV. Minutes of the last meeting were approved.