

September 26, 2023

7:00-8:45 PM

Meeting of COMO Preservation

[www.comopreservation.org](http://www.comopreservation.org)

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: Debby Cook, Dee Wasman, Dianna O'Brien, Julie Plax, Nina Sappington, Debb Wheeler, Matt Fetterley, Sarah Seat, Tim Dollens, Mary Kaye Doyle, Elena Vega, Stacey Thompson, Melissa Bernhardt, Dennis Fitzgerald, Chris Creasy, Janice DeRosier and John Fierke.

Event Reminders:

-Future Meeting dates: October 24, November 28 and December 19 in the Friends Room of the Columbia Public Library from 7:00-8:45.

-November 4 – Wells, Springs and Industry of Early Columbia. We'll meet at Flat Branch Park near the playground. Stephen Bybee will present information about tanneries, mills and blacksmith shops of early Columbia. Sign up at: [www.comopreservation.org](http://www.comopreservation.org).

New Meeting Time

Columbia Public Library has changed its closing hours from 9:00 to 8:00 PM. We will be allowed to meet from 7:00 - 8:45 for the rest of this year, but we need to meet earlier next year. We voted to meet from 6:00 to 7:45 beginning in January 2024.

II. Speaker: Amanda J. Staley Harrison, Repurposing Historic Buildings.

Amanda is the Assistant Curator of the Museum of Anthropology and has been with the Museum for 12 years. She was on the Task Force for the Missouri Bicentennial, then Covid changed everything.

History of the Museum of Anthropology

1885 – Academic Hall housed the Department of Ethnology.

1892 – Academic Hall burned. One of the chandeliers fell and set the Academic Hall on fire. The Columns on the Quadrangle are all that remain of that building.

The Museum moved to Switzler Hall, then to Jesse Hall.

1946-2015 – Swallow Hall, built in 1893, was already an historic building in 1946, when they moved. In 1931 a tornado tore off the turret on the SW corner. The remaining turret was removed to balance the building. Both turrets were replaced in 2000 when the building was renovated. The basement had been terrifying, smelly and damp. For the renovation only the

lintels, doors and doorknobs were kept.

2015-2021- Mizzou North, formerly Ellis Fischel Cancer Hospital, was built in 1940. They kept the façade of the building but gutted the interior. They preserved the original entry way, kept interior columns, doors, and tile. Some of the walls could be moved and some could not. It was not the best place for a museum. The east side of the building had been added in 1975. A third story was added to this section of the building.

2021- Under Construction- Moving to the lower level of Ellis Library.

The main section of Ellis Library was built in 1915. The west addition was added in 1936, east addition in 1958, south addition in 1985 and the Commons in 2012. In 2021 renovation of the ground floor of the east addition began for the Museum. It was the former location of the State Historical Society of Missouri. They found windows walled up with clay tile brick. Also exposed wiring and broken tiles were found. The walls were very fragile and crumbly. To build display cases they had to deal with ductwork, which they sprayed black. Storage in the basement room, solid steel bookshelves, were not moveable. Another moving challenge included removal of asbestos and lead paint. Some asbestos had been just hidden behind a false wall. HVAC had to be updated to provide consistent temperature and humidity control. Everything had to be brought up to Fire Code. Another thing they were concerned about was the structural strength under the floor. Seams between the old and “newer” additions were another challenge.

Benefits of adapting an older building are the “Greenest building is one that is already built.” It is cost effective and sustainable, has a good location and slows urban sprawl. Renovating an older structure may make it eligible for grants. Repeated studies show people like to have historical buildings adapted to new uses.

The Museum of Anthropology will be open by the Spring of 2024. We can tour the building during the week, but they will not have weekend hours.

The University of Missouri leadership is now more interested in tearing down buildings than renovating them. We hope someone will recognize the importance of old buildings. Ellis Library has a lot of problems: HVAC is terrible, they just replaced windows to get rid of the lead paint, but only used single pane glass. The Quadrangle is on the National Register of Historic Places, so it is safe. Swallow Hall saved \$5.5 million by adapting it.

MU did not put money into maintenance of Mizzou North. The same is true for Parker Hall and Read Hall. Pickard Hall has radiation from years of being a Chemistry Building. It cannot be reused and will take millions to tear it down and remove the radiation.

Links listed for adaptive reuse

<https://savingplaces.org/stories/how-to-support-adaptive-reuse-of-historic-buildings>

<https://www.nps.gov/orgs/1739/index.htm>

[https://content.aia.org/sites/default/files/2019-](https://content.aia.org/sites/default/files/2019-07/RES19_227853_Retrofitting_Existing_Buildings_Report_Guide_V3.pdf)

[07/RES19\\_227853\\_Retrofitting\\_Existing\\_Buildings\\_Report\\_Guide\\_V3.pdf](https://content.aia.org/sites/default/files/2019-07/RES19_227853_Retrofitting_Existing_Buildings_Report_Guide_V3.pdf)

III. Minutes of the last meeting were approved.

#### IV. Team Reports

Advocacy Report- Dianna and Dee. Want to focus on Most Notable Properties. If you know of an historic property, have the owner fill out a nomination form. The Historic Preservation Commission reviews nominations and recognizes those chosen as Most Notable Properties each spring. The nomination form is on our website.

Restoration Team- Elena. The focus is to become a clearinghouse for homeowners to find listings of artisans and craftspeople. If you have names to add please contact Elena. Hands-on-training for homeowners is another goal. We do not have training yet. HPC has videos. Our long-term goal is to work with the city to make sure historic items are salvaged and reused. We are always looking for new team members.

Education Team- Julie. New historic COMO blogs. Cindy Mustard. Ellis Fischel- Chris Creasy. Anyone is welcome to write about an historic building and add photos, if possible.  
Tours- Stephen Bybee- Nov. 4. Wells, springs and industry of early Columbia.  
Dianna- Historic movie theaters - date to be determined.  
We're always looking for tour guides.  
We need to have scripts for Between the Columns for next year.  
Also, need to make a brochure. Living windows for Christmas.

If you have any recommendations for presenters, please contact Dianna at:  
[comopreservation@gmail.com](mailto:comopreservation@gmail.com)

Some ideas for places to be on the Most Notable Properties  
Miles Manor off Stadium - Land owned by a black farmer who only sold to black homeowners for people displaced by urban renewal.  
Noble Court - displaced from Sharp End.  
Rothwell Heights  
Notable Properties could also be a neighborhood or a street.  
Applying is easy and Most Notable Property status is a steppingstone toward the National Historic Register.  
There is a map of Most Notable Properties on the city's website.

#### Expanding the Board of Directors

Dee- Technology

Julie- Education

Matt Fetterly- He will be writing about the McKinney Building.