

Keeping Columbia history alive

Saving properties of the past for future generations

Since 2010, 13 buildings considered to be “notable historic properties,” defined by Columbia’s Historic Preservation Commission as areas “having special cultural, historic, archeological, community or architectural value” have been demolished in Columbia. Historic property owners have few restrictions from the federal government about property renovation or demolition, even if the historic property is on the National Register Listing. In this case, local government has more regulations for protecting historic properties. If a property in Columbia is recognized as a landmark, the property owner must get approval from the Historic Preservation Commission before making drastic changes. The commission also gets involved with other historic property renovations and demolitions.

National Protection

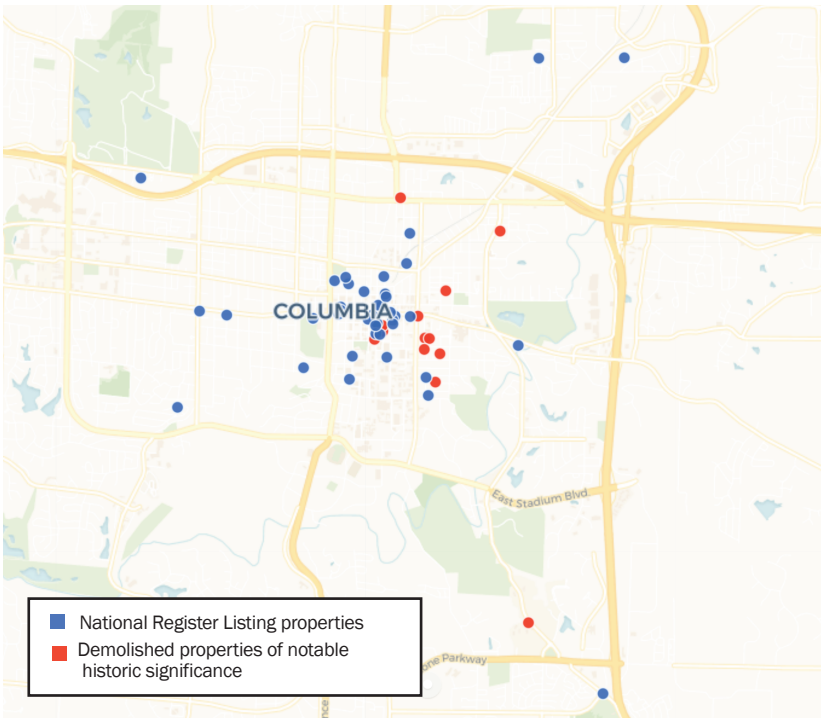
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National Register Listing


Building is over 50 years old, intact and historically significant. Eligible for tax credits but no restrictions on renovation or demolition.
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Historic District

A National Register Listing designation for a group of nearby properties that share a historic component like history or architecture. A district must include a landmark. The outside of the historic structures in the district must remain intact with renovation. Columbia has four districts: East Campus, Downtown, Francis Quadrangle, and West Broadway.



Local protection

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Notable Property

Awarded by the Columbia Historic Preservation Commission to properties over 50 years old in recognition of a property’s maintenance, rehabilitaiont or historical significance. Columbia has 182 most notable properties.
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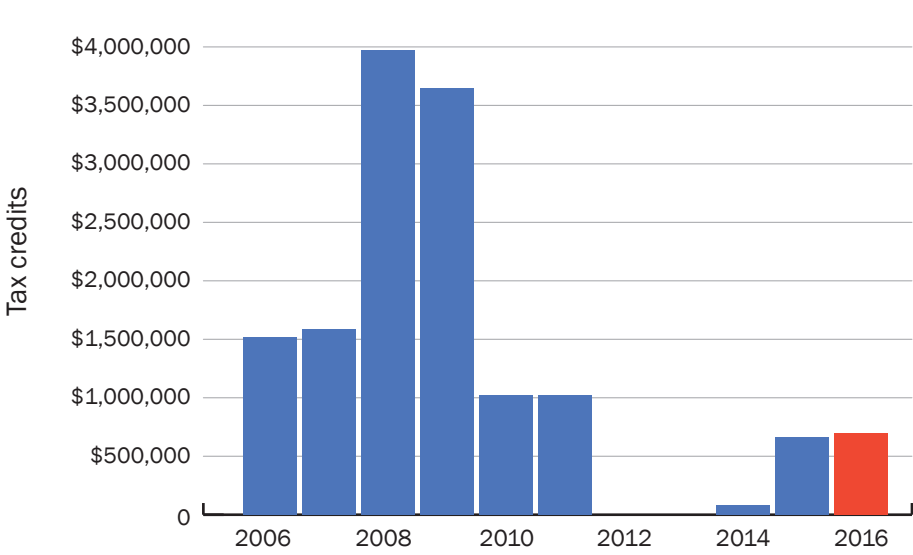
Historic Landmarks

Have the most protection. Both inner and outer renovations must be approved by the Historic Preservation Commission. Columbia’s landmarks are the David Guitar House, Miller Building, Taylor House Inn, and the Wright Brothers Mule Barn.

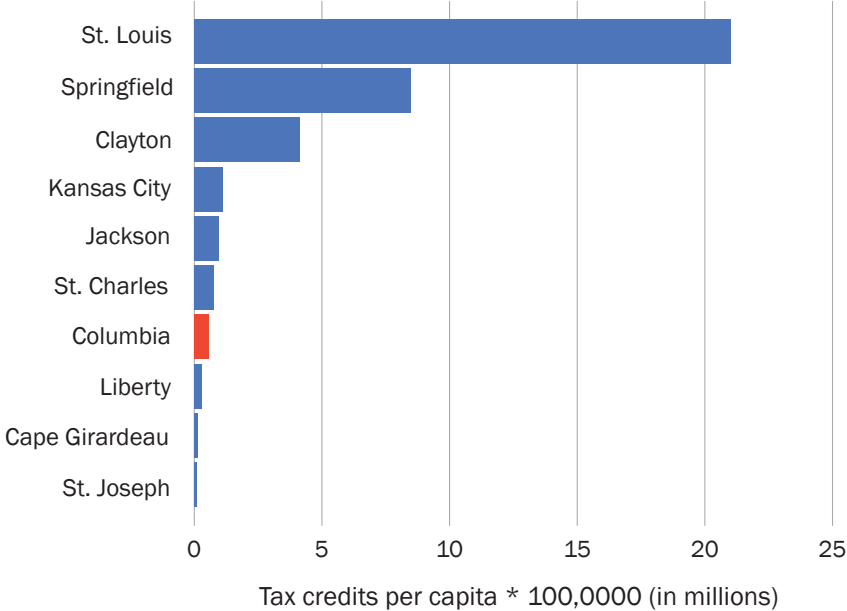
Funding renovation efforts

Missouri offers tax credits to help National Register Listing property owners with the expenses of renovating historic properties, but not all costs are considered eligible for reimbursement. Owners must submit detailed records of their expenses, and only Qualified Rehab Expenses will be reimbursed up to 25 percent in tax credits. Historic Preservation Consultant Deb Sheals said, “This is an important distinction because those costs are very real investments in the project, but they are done without the benefit of tax credits, which essentially lowers the percent of credits awarded.”

Tax credits received per year in Columbia over the last 10 years

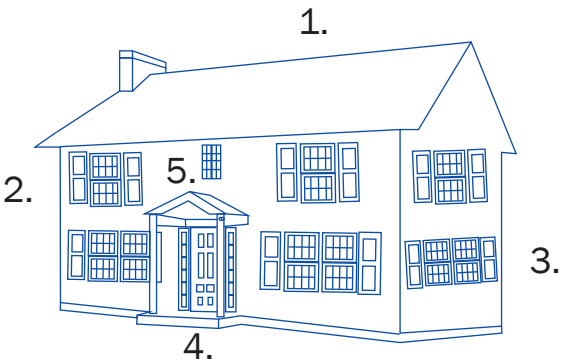


2016 tax credits received for historic preservation by city



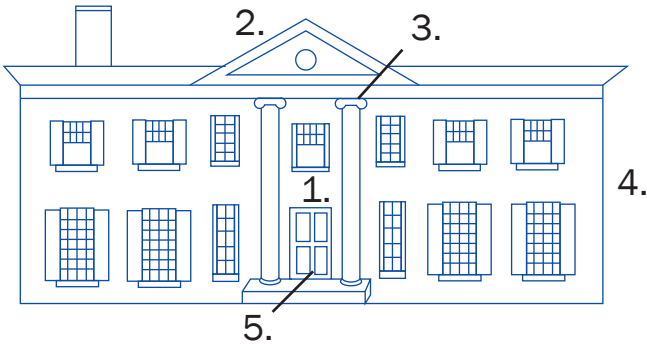
Recognizing historic styles

Buildings over 50 years old are considered historically significant. Many historic buildings in Columbia were built during the late 1800s and early-to-mid 1900s. The biggest trends for buildings in Columbia from that time period were Colonial, Classical Revival and Craftsman styles.



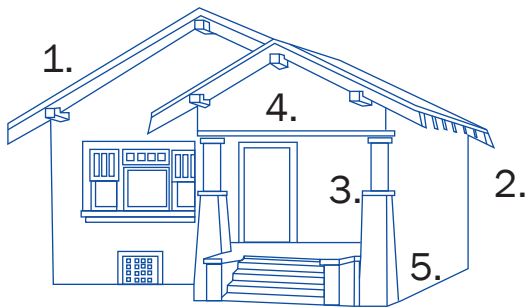
Colonial style (1880-1955)

1. Symmetrical design
2. Pairs of windows with multi-pane glazing
3. Windows with double-hung sashes
4. Accentuated front door
5. Extended decorative crown over front door supported by slender columns



Classical Revival (1895-1950)

1. Full-height porch
2. Porch roof supported by columns
3. Columns with Corinthian or Ionic capitals
4. Windows are symmetrically balanced
5. Door is centered



Craftsman style (1905-1930)

1. Gabled roof
2. Exposed roof rafters
3. Full or partial width porch with square columns
4. Beams under gables
5. Full columns or column bases that continue to the ground