



APS NEWSLETTER | JANUARY 2025



PRESERVATION

The latest news from Missouri SHPO's
Architectural Preservation Services Team

Matters



Happy New Year to the Missouri Preservation Community

As we look back at 2024, SHPO has a lot to celebrate and be proud of. In the APS unit we stepped up our training and outreach efforts, even as we kept our tax credit review times well under 30 days. The APS team visited more parts of the state in 2024 than we have in previous years, and we were able to perform more preservation easement visits than in past years as well. With increased site visits and increased availability for virtual consultations, we have gotten to know many of you – consultants, developers, contractors and architects – better than before, and

we hope you agree that this has led to improved communication and response times. Our door is always open to you.

As we embark on a new year, we hope to see more of you all – at site visits, at conferences, or in virtual consultations. Our goal at SHPO is to help you succeed in your preservation efforts, and we want to celebrate those successes. In February I will have been at SHPO for two years, and I have learned so much from all of you. I have enjoyed getting to know the cities and communities where you work, and the challenges you face in the ever-changing environments and landscapes where this work takes place. I have also been honored to work with an amazing group of people in the SHPO office, who are the best colleagues I've ever had. Here's hoping that 2025 brings success and prosperity to all.

– Elizabeth Hornbeck, Section Chief, Architectural Preservation Services

APS Team Visits Annie Malone Children and Family Services in St. Louis

On Nov. 22, a team from SHPO visited Annie Malone Children and Family Services, which provides community services in the North St. Louis neighborhood known as The Ville. The Missouri Historic, Rural Revitalization, and Regulatory Streamlining Act that took effect in August 2024 allows nonprofit entities to apply for Missouri Historic Tax Credits, and Annie Malone is one of the first nonprofits hoping to rehabilitate their historic property using the program.



Left to Right: Dawn Scott (SHPO program director), Elizabeth Hornbeck (SHPO), Samantha Lee (COO of Annie Malone Center), Ethan Starr (SHPO), Doug Record (SHPO), David Kelly (Director of the Division of State Parks), Keisha Lee (Executive Director of Annie Malone Center), and Elizabeth Lauber (EL Consulting).

Having met the Annie Malone team virtually in a pre-consultation, we enjoyed getting to meet them in person and being able to tour this outstanding 1922 Colonial Revival brick building with its well-preserved historic character and integrity. Designed by St. Louis architect William Ittner, it was built as the St. Louis Colored Orphans Home with financial assistance from Annie M. Malone (1877-1957), “one of the first self-made women millionaires in the history of the city” (National Register nomination). Malone served as President of the Board of the orphanage, and in 1946 the Home was named after her in gratitude for her years of service and support.

Annie Malone provides a wide variety of needed social services and support, from parenting classes, a diaper bank, support groups, an economic mobility program for teens, substance use counseling, and a 24-hour crisis center that provides emergency shelter, food, clothing, educational needs, conflict resolution, emergency medical attention, and counseling referrals. All of this work is funded entirely through donations and grants. In order to raise additional funds to rehabilitate this 100-year-old building, Annie Malone recently launched its 136 for

Change fundraising campaign. During the month of December, Annie Malone is asking for donations of \$136 symbolic of its 136 years of service. Go to <https://anniemalone.org/136> to learn more and help this organization make certain that it can carry out the legacy of Annie Turnbo Malone for years to come.

One challenge for SHPO in 2025 will be outreach to nonprofit organizations, like the Annie Malone Center and others, to help them access the Missouri HTC program. (Nonprofits are still not eligible to apply for the Federal HTC program.) This is a new area both for SHPO and for the nonprofits themselves.

Grand Opening of the Harvey Dutton Lofts in Kansas City

Written by Dawn Scott



Left: Kansas City Wholesale District, shown in a 1907 postcard; **Right:** The Harvey Dutton Lofts, today.

Christopher Stone, tax credit reviewer with the APS Section, represented SHPO at the November grand opening of the recently rehabilitated Harvey Dutton Lofts. The building began its life as the Harvey-Dutton Dry Goods Company, a former dry goods storage company owned by John W. Harvey and George A. Dutton. Built in 1903, the seven-story building is part of the Wholesale District, an historic district listed in the National Register of Historic Places that was a significant industrial and commercial area in Kansas City in the late 19th and early 20th centuries. Part of the historical Garment District of Kansas City, the area gained prominence in the early 20th century as a national textile manufacturing center, as many of the

district's wholesale buildings began converting their upper floors to sewing spaces to meet the needs of the expanding garment industry following World War I.

Many of these early industrial buildings remain and are being converted to other uses, like the Harvey Dutton Lofts building. The structure has recently been rehabilitated using Federal and State Historic Tax Credits, allowing it to be reused as residential and commercial space while still retaining the building's unique historic character. This is an example of one of the many Historic Tax Credit projects for which the APS section provides technical review and guidance, in its efforts to identify, evaluate and protect Missouri's diverse range of historical resources.

Introducing SHPO's Community Services Section

Written by Dawn Scott

SHPO is doing a bit of reorganizing to consolidate some of its outreach responsibilities into a new section, the Community Services Section. The Community Services Section combines the administration of the Historic Preservation Fund (HPF) and the Certified Local Government (CLG) programs into one section. Both programs have considerable overlap, since at least 10% of SHPO's annual HPF apportionment is given out as grants to CLGs. Housing the two together improves programmatic efficiency and customer service, particularly because SHPO is moving responsibility for many of its other community outreach programs to this section as well.

Two existing positions within SHPO are being moved to the new section:

- Our HPF grant administrator position has been reclassified as the Community Services Section Chief. **Andrew Dial**, previously SHPO's grant administrator, will now be serving as the section chief.
- Our CLG Coordinator position (currently vacant) is being reclassified as the Community Services Coordinator. SHPO will be posting a vacancy notice for an architectural historian to fill this position.

Responsibilities of the Community Services will include:

- Administration of the Historic Preservation Fund (HPF) grant program.
- Administration of the Certified Local Government (CLG) Program.
- Development of the Statewide Preservation Plan.
- Establishment and administration of a County Courthouse Grant Program.
- Acquisition and implementation of a Cultural Resource Information System (CRIS).
- Monitoring and easement compliance of grant-funded projects.
- Development of outreach and grant assistance program workshops and curriculum that provide technical assistance and promote awareness and understanding of historic preservation.



Andrew Dial speaking at the December CoMo Preservation Meeting

SHPO Speaks at December CoMo Preservation Meeting

On Dec. 17, Andrew Dial and Elizabeth Hornbeck from Missouri SHPO made brief presentations about Historic Preservation and Historic Preservation Tax Credits. The event was cosponsored by CoMo Preservation and the Columbia Historic Preservation Commission. The SHPO speakers were joined by Columbia developer Tanner Ott who talked about the role of historic preservation in his work.

If you are interested in hearing more on these topics, as well as on the National Register of Historic Places, the same cosponsors will be hosting a three-hour preservation workshop on Feb. 8, which will be presented by SHPO and will be open to the public. See “On the SHPO Calendar” below, for more information.

“8 Things You Might Not Know About the Federal Historic Tax Credit”

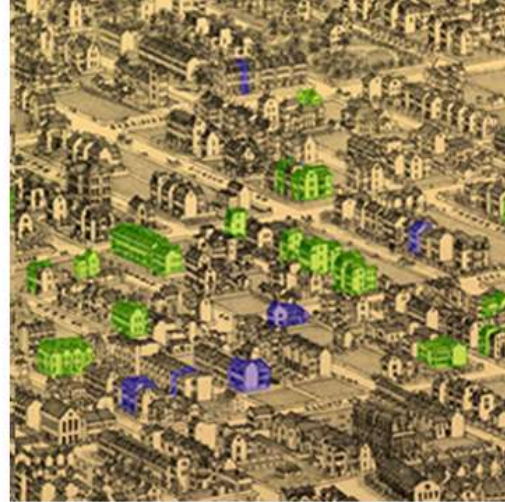
An article on the National Park Service website caught our eye recently, “8 Things You Might Not Know About the Federal Historic Tax Credit.” Since its creation in 1976, the federal historic tax credit has created over 3.2 million jobs nationwide. To read the entire article and learn about the program’s economic, social and environmental benefits go to <https://www.nps.gov/articles/000/8-things-you-might-not-know-about-the-federal-historic-tax-credit.htm> .

2024 Places in Peril

On Dec. 3, 2024, Missouri Preservation announced its 2024 Places in Peril List. Four historic buildings were recognized as endangered:

- **Marycliff** (1905) in Wildwood, St. Louis County.
- The **Jeff-Vander-Lou Green-Board Buildings** in St. Louis City, a cluster of boarded-up buildings, most of them built in the 1870s, and many in the Second Empire style.
- The **DeLozier Building** (1887) in Clinton, Henry County, listed on the National Register as a contributing resource in the Clinton Square Historic District.
- The **Anna Bell Chapel** (1893) in New Haven, Franklin County, individually listed on the National Register as the A.M.E. Church of New Haven.

To learn more about these buildings you can watch the announcement video at <https://preservemo.org/we-advocate/places-in-peril/places-in-peril-2024/>



Left: Green-Board Buildings in the Jeff-Vander-Lou neighborhood of north St. Louis.

Right: Existing buildings are highlighted on the 1876 Compton & Dry Pictorial St. Louis; green are the green-board buildings, and purple are under private ownership.

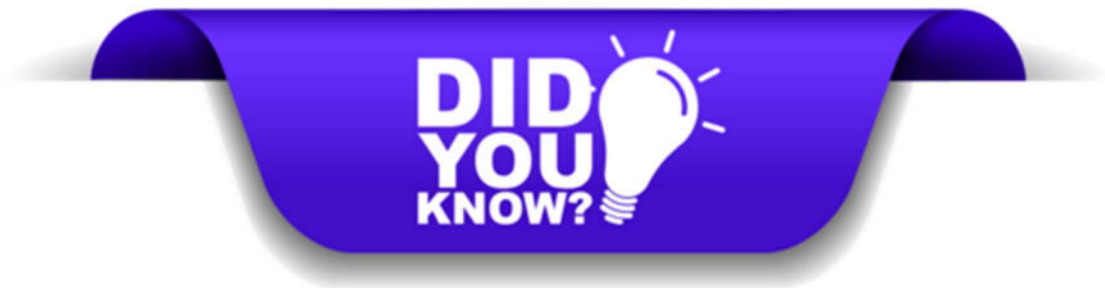
Preservation Symposium Set for May 1

Yes, we know it's January, the coldest time of the year, but SHPO's thoughts are already turning toward spring and our celebration of all things Historic Preservation. Please mark your calendars for our Preservation Symposium on Thursday, May 1, 2025, to take place in Jefferson City. The theme will be "Historic Preservation as a Tool for Economic Development." This second annual Preservation Symposium will be cohosted by Jefferson City and SHPO.

Our keynote speaker will be **Steven Stogel**, who has been involved in countless HTC projects in St. Louis. Along with partner Mark Schnuck, Steven led the redevelopment of the Old Post Office in 2006, saving it from the wrecking ball. Steven will speak on "Funding Your Preservation Project."

The symposium will include two tracks, one focused on Historic Tax Credit projects and one on Community Development. There will be presentations on the National Register process, the Historic Tax Credit process, and other related topics. Participants will be able to register online for a \$25 fee to help cover the cost of the

symposium, which will include a catered lunch. AIA Continuing Education Credits will also be available for a small fee.



Do you know what **Integrity** means in historic preservation? In order for a resource to be placed on the National Register of Historic Places, it must retain its integrity. In historic tax credit applications, the Federal Part 1 and the Missouri Part 1 applications are reviewed to determine if the building still retains its integrity in the intervening years since it was placed on the National Register. And when a historic property is being rehabilitated under the HTC program, its integrity must be maintained. The Secretary of the Interior's *Ten Standards for Rehabilitation* are designed to protect the integrity of historic properties. But what, exactly, is integrity?

Simply put, **Integrity is the ability of a property to convey its significance.** But it's not that simple; integrity is made up of many factors. The National Park Service identifies Seven Aspects of Integrity:

1. **Location:** The actual location where the historic property was constructed, complemented by its setting, is particularly important in recapturing the sense of its historic significance.
2. **Design:** A property's design reflects historic functions and technologies as well as aesthetics. It includes such elements as organization of space, proportion, scale, technology, ornamentation and materials.

3. **Setting:** Setting refers to the *character* of the place in which the property played its historic role. It involves *how*, not just where, the property is situated and its relationship to surrounding features and open space. Setting is particularly important for districts.
4. **Materials:** A property must retain the key materials dating from the period of its historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved. A property whose historic features and materials have been lost and then reconstructed is usually not eligible for listing on the National Register. In other words, the property must be an actual historic resource, not a recreation.
5. **Workmanship:** Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a period, and reveal individual, local, regional or national applications of both technological practices and aesthetic principles.
6. **Feeling:** Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.
7. **Association:** Association is the direct link between an important historic event or person and a historic property. Like feeling, association requires the presence of physical features that convey a property's historic character.

Historic properties either retain integrity (i.e., convey their significance) or they do not. To retain historic integrity a property will always possess several, and usually most, of the aspects. It is not necessary for a property to retain all its historic features or characteristics, but it must retain the essential physical features that enable it to convey its historic identity. The essential physical features are those features that define both *why* a property is significant and *when* it was significant. These are determined by the Applicable Criteria, Areas of Significance, and Periods of Significance that are found in the National Register nomination, which should always be read and studied prior to undertaking a historic rehabilitation.

Source: *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.



On the SHPO Calendar



Missouri Advisory Council on Historic Preservation (MOACHP) Quarterly Meeting

MOACHP plays a key role in preserving Missouri's cultural heritage by providing advice, guidance and professional recommendations to SHPO in carrying out the responsibilities of the National Historic Preservation Act of 1966 (as amended). The council reviews all Missouri nominations to the National Register of Historic Places and advises SHPO before submitting to the National Register. The first meeting of 2025 will take place on Friday, Jan. 10, 2025, in Jefferson City. The entire 2025 schedule is posted at <https://mostateparks.com/page/85656/nominations-national-register>.



Historic Preservation Workshop, Columbia

CoMo Preservation and the Columbia Historic Preservation Commission are hosting a historic preservation workshop that will include in-depth talks on grants, the National Register, and the Secretary of the Interior's Standards for Rehabilitation. It will be held in the Columbia Public Library at 100 W. Broadway from 1 to 4 p.m. on Saturday, Feb. 8. For more information go to www.comopreservation.org.

“Look Upward to Observe Great Architecture”

This motto, painted on a traffic box in downtown St. Louis, is meant to call attention to Louis Sullivan's Union Trust Company Building at 705 Olive St., which today is known as the Hotel St. Louis. Sullivan's work certainly has been beautifully rehabilitated, but we think it's a great philosophy in general, regardless of where you are. Architecture is endlessly fascinating, isn't it? Don't forget to look up!



The goal of *Preservation Matters* – *The latest news from Missouri SHPO's Architectural Preservation Services Team* is to increase communication and transparency between SHPO's historic tax credit reviewers, the users of the program, and any other stakeholders or members of the public.

Comments? Questions? Suggestions? Please let us know! If there's anything you'd like to see covered, or any questions that we can explain, we will be happy to include those in a future issue of *Preservation Matters*.

To be added to or removed from the Architectural Preservation Services mailing list for this newsletter and other announcements, please send an email to Elizabeth.Hornbeck@dnr.mo.gov.

State Historic Preservation Office

[Division of State Parks](#)

[Department of Natural Resources](#)

Architectural Preservation Services

573-751-7860

<https://mostateparks.com/historic-preservation-tax-credits>

