



APS NEWSLETTER | MARCH 2025



PRESERVATION

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

Matters



Registration Opens March 15 for Preservation Symposium

All are invited to the Second Annual Missouri Historic Preservation Symposium on **May 1** in Jefferson City. The theme of this year's symposium is "Historic Preservation as a Tool for Economic Development." It is being hosted this year by Jefferson City, the Missouri State Historic Preservation Office, and Missouri Preservation (MO-Pres).

Our keynote speaker **Steven Stogel** will speak on "Funding Your Preservation Project." Stogel is a real estate developer based in St. Louis with a long history of historic preservation in Missouri. In 1985 he was involved in the redevelopment of Quality Hill in Kansas City. In 2006, along with partner Mark Schnuck, Stogel led the redevelopment of the Old Post Office in St. Louis, saving it from the wrecking ball.

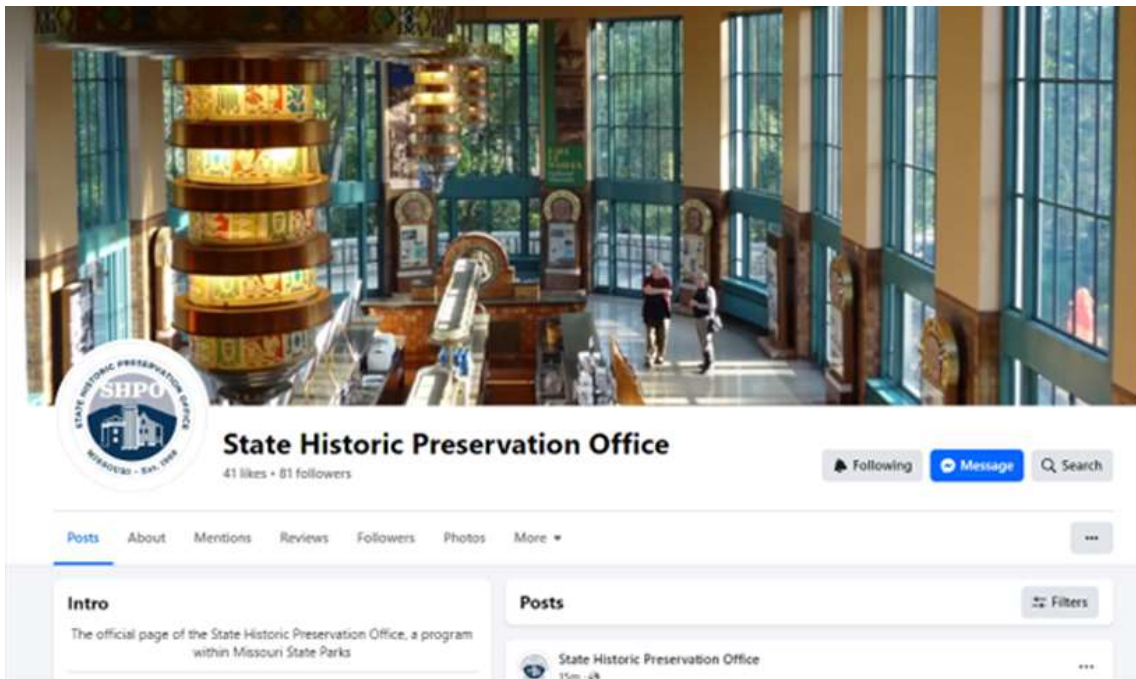
Stogel has rehabilitated over 80 other buildings, and has consulted on another dozen restorations.

The symposium will take place on May 1 from 9 a.m. to 5 p.m. at the Lewis & Clark State Office Building, 1101 Riverside Drive, Jefferson City. **Space is limited.** Registration will be \$25, and a catered lunch will be provided. AIA Continuing Education credits will be available for a small additional fee, payable on-site, through Missouri Preservation.

Online registration will be open from March 15 through April 15 at https://icampmo1.usdirect.com/MSPWeb/Activities/Details.aspx?session_id=177255

SHPO is on Facebook!

Missouri SHPO has a new Facebook page! We hope you will find us and follow us. The banner photo for Winter 2025 shows the Hall of Waters in Excelsior Springs, Missouri.



March is Women's History Month

In honor of Women's History Month, this issue of *Preservation Matters* recognizes two pioneering Missouri architects, **Mary Rockwell Hook** (1877-1978) and **Nelle Elizabeth Nichols Peters** (1884-1974), both active in Kansas City. Numerous buildings designed by both women are listed on the National Register of Historic Places.

Mary Rockwell Hook (1877-1978)

Mary Rockwell, a Kansas native, graduated from Wellesley College in 1900 and became the first woman to enroll in the architecture program at the Art Institute of Chicago in 1903. She also studied architecture in Boston in 1904 and in Paris in 1905, where she apprenticed in the studio of Jean-Marcel Auburtin for one year. In 1906 she moved to Kansas City where she designed and built a bungalow, and joined the Kansas City architecture firm Howe, Holt, and Cutler as an apprentice. Between 1908 and 1927, beginning with that bungalow, she would design nine houses in Kansas City for wealthy clients, all of which are now listed on the National Register. (See the thematic survey entitled "Residential Structures in Kansas City by Mary Rockwell Hook TR," which can be found on the SHPO website for Jackson County, Missouri.)



Left: This 1908 bungalow in Kansas City was the first house Hook built. Photo source: "Residential Structures in Kansas City by Mary Rockwell Hook TR (Thematic Resource)"

Right: Mary Rockwell Hook House, 1927, Kansas City. Photo source: Architectural Observer, <https://architecturalobserver.com/mary-rockwell-hook-ahead-of-her-time/>

According to the Thematic survey, almost all of these domestic designs "are modeled on traditional prototypes and are characterized by an eclectic combination of historic influences. Without exception, each of the buildings is located on inclined terrain....Such sites allowed Mrs. Hook to compose buildings with asymmetrical

facades and projecting extensions or wings. Split-level and multi-level dwellings, with irregularly shaped rooms, are characteristic of the interiors.... Long before recycling of materials became an economical advantage, Mrs. Hook was rummaging in demolished buildings and salvage yards for useable or picturesque artifacts, which were employed both structurally and decoratively.”

In 1913 she was commissioned to design a campus plan and buildings for the new Pine Mountain Settlement School in Harlan County, Kentucky; according to blogger Linda Reeder, “The school was one of the first rural applications of the model of settlement schools like Jane Addams’s Hull House.” She served as the school’s architect or consultant until 1968. The school has been designated a National Historic Landmark. (Source: Linda Reeder, “Mary Rockwell Hook, Architect and Developer,” *The Architectress*, <https://www.lindareederwiter.com/blog/mary-rockwell-hook>)

In 1921 she married attorney Inghram D. Hook just as her practice was growing; her husband encouraged her career. She practiced architecture into her 70s, and lived to be 101.

Nelle Elizabeth Nichols Peters (1884-1974)

Born in North Dakota, Nelle Elizabeth Nichols attended college in Iowa and joined an architecture firm in Sioux City as a “draftslady.” In 1907 she was sent to work in the firm’s Kansas City Office; in her spare time she took correspondence courses in architecture. In 1909 she left the firm to establish her own practice, and became one of Kansas City’s most prolific architects. According to architectural historian Sherry Piland, “Because architectural practice in Missouri was not regulated until 1941, it was somewhat easier for women to become architects through correspondence schools and apprenticeship programs at a time when few architecture schools were accepting women.” (Source: Sherry Piland, “Nelle Elizabeth Peters,” *Pioneering Women of American Architecture*, <https://pioneeringwomen.bwaf.org/nelle-elizabeth-peters/>)



Image: Nelle E. Peters, David Copperfield Apartments, Kansas City, 1927, part of the “literary group” of apartment buildings adjacent to the Country Club Plaza

Nelle Peters – she was married to William H. Peters from 1911 to 1923 – specialized in apartments and hotels. Several major developers recognized her skill in the planning and design of these building types; she later explained that her goal was to make each building as economical, practical, and aesthetically pleasing as if she were going to live in it herself. One of her best known projects is a group of three-story apartment buildings constructed in 1923 in the 2700 block of Troost Avenue in Kansas City. The six surviving buildings are listed on the National Register as the Nelle E. Peters Troost Avenue Historic District. She is also well known for her “literary group” of apartment buildings named after famous authors, which are located on the west side of the Country Club Plaza.



Left: Nelle Peters, 4808-10 Oak Street Apartments, Kansas City, 1924.



Right: The Ambassador Hotel, Kansas City, 1924-25, designed by Nelle Peters

Peters' career coincided with a building surge in Kansas City between 1910 and 1930, brought about by a rapidly expanding population in need of housing. One distinctive and popular feature of her projects was a façade porch for each unit, as seen in the Oak Street Apartments, pictured above. While she specialized in apartments and hotels, she also designed a number of residential and commercial buildings. Some of her most notable designs are the Ambassador Hotel (1924-25) and the Luzier Cosmetic Company building (1928). While the 1920s were her most prolific period, she continued to work until retiring in 1967.

Feb. 8 Preservation Workshop in Columbia

SHPO staff **Andrew Dial**, **April Scott** and **Elizabeth Hornbeck** presented a preservation workshop on Saturday, February 8, at the invitation of co-hosts CoMo Preservation and the City of Columbia Historic Preservation Commission. There were roughly 30 attendees, who learned about available historic preservation grants, the process for listing an historic property to the National Register of Historic Places, how to survey and list historic districts, and how to apply for state and federal historic tax credits for rehabilitation of historic buildings. The presentations generated a lot of questions from the audience. We want to thank the co-hosts for allowing SHPO to reach such an engaged audience and to help us promote historic preservation in Missouri.



Above: April Scott, section chief of SHPO's National Register and Survey section, speaking at the February preservation workshop in Columbia, Missouri.

SHPO wants all Missouri communities to be aware that we are ready and willing to offer workshops for anyone who asks. Workshops can be hosted by city or county governments (including CLGs and non-CLGs), preservation advocacy groups, non-profit organizations, local historical societies, neighborhood groups...anyone in Missouri who asks for our help! Please contact SHPO for more information.

SHPO is Hiring!

The State Historic Preservation Office has four vacancies that will remain open until filled. All positions are for architectural historians, though the job titles vary. Candidates must be SOI-qualified in architectural history, as outlined under the Professional Qualifications Standards of the National Park Service. These Professional Qualifications Standards are outlined at

<https://www.nps.gov/articles/sec-standards-prof-quals.htm>

Architectural Historian – 7010301; this position is in the *Architectural Preservation Services* section, and will primarily be responsible for reviewing Historic Tax Credit applications. <https://mocareers.mo.gov/hiretrue/ce3/job-board/5effe9b2-4b89-494b-ac76-c45e25190768/d40a3155-1d1f-48fb-9916-80f64fa3962c?jb=1>

Historic Tax Credit Reviewer – 7010309; this position is in the *Architectural Preservation Services* section, and will primarily be responsible for reviewing Historic Tax Credit applications. <https://hiretrue-prod.com/hiretrue/ce3/job-board/5effe9b2-4b89-494b-ac76-c45e25190768/5753478f-502a-43ad-9f58-6aa95568e0bb?jb=1>

National Register and Survey Reviewer – 7010321; this position is in the *National Register and Survey* section, and will primarily be responsible for working with National Register applicants. <https://hiretrue-prod.com/hiretrue/ce3/job-board/5effe9b2-4b89-494b-ac76-c45e25190768/89911643-aea3-48b4-af48-63f3235a7f5e?jb=1>

Community Services Coordinator – 7010303; this position is in the *Community Outreach* section, and will primarily be responsible for supporting Missouri's Certified Local Governments (CLGs) in their local historic preservation efforts. <https://hiretrue-prod.com/hiretrue/ce3/job-board/5effe9b2-4b89-494b-ac76-c45e25190768/5115ca36-320e-49cb-b20e-48d525dceacd?jb=1>

NPS Announces In-Person Advanced Training for Frequent Users of the Federal HTC Program, June 2025, in Washington, D.C.

The Technical Preservation Services (TPS) unit of NPS will hold an in-person advanced training on the Secretary of the Interior's Standards for Rehabilitation on Tuesday, June 10-11, 2025, in Washington, DC.

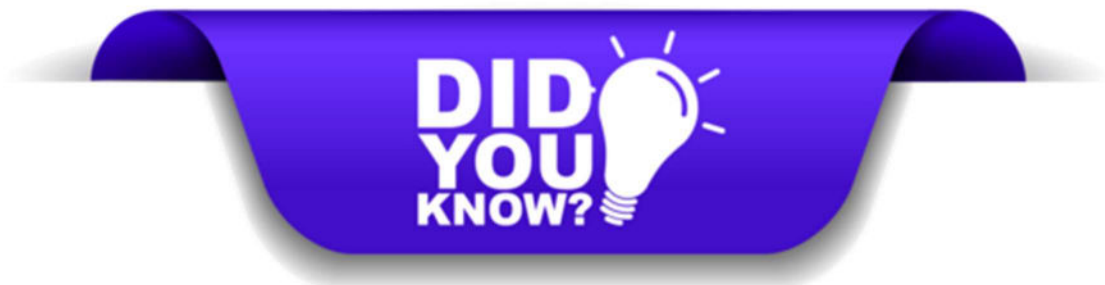
This training is for consultants, architects, developers, and other frequent users of the Federal Historic Preservation Tax Incentives Program and is advanced training for those already knowledgeable about the tax incentives program requirements and the Standards for Rehabilitation. The training will be repeated virtually and later made available as an on-demand recording for those unable to attend. Separate training is also being planned for those new to the tax incentives program and using the Standards.

This in-person training will focus on the interpretation and application of the Standards, particularly how they are to be applied in a reasonable manner taking into account economic and technical feasibility and the cumulative effect of the

work in an overall project. The training will also focus on applying the Standards to common property types and projects.

The 1-1/2-day training will be held in downtown Washington, DC, tentatively beginning at 8:30 am to 5 pm on June 10, with an optional meet-and-greet to follow, followed by a half-day training on June 11 to conclude between 11:30 am and 12 pm. Registration will open an hour before the training start time. Advanced registration will be required to attend. More information will follow in early spring. Attendees will be responsible for making their own hotel reservation arrangements.

This training complements the training for frequent program-users that NPS held in September 2023 focusing on how the NPS and SHPOs review Historic Preservation Certification Applications as part of the tax incentives program. That training was intended to aid program-users in the preparation of complete applications and in avoiding problematic treatment issues that can hold up review of projects. The 2023 training was repeated virtually last year and will be available in an on-demand, recorded version in the coming months.



Frequent visitors to the SHPO website may have noticed some changes to the tax credit pages. The website for Federal and State Historic Tax Credits, as well as for SHPO's Architectural Preservation Services team, has been updated to reflect changes made to the Missouri HTC program in 2025. It has also been reorganized and streamlined to make it easier to use. Check it out at <https://mostateparks.com/historic-preservation-tax-credits>



On the SHPO Calendar



67th Annual Missouri Conference on History, Blue Springs

The Missouri Conference on History, sponsored by the State Historical Society of Missouri (SHSMO) and hosted by Park University, will take place at the Adams Pointe Conference Center in Blue Springs. The conference will feature two full days of concurrent sessions with approximately 30 panels and a keynote talk. SHPO will present a panel on the resources and records held by SHPO that provide a rich source for historians interested in the history of Missouri.



Preservation Symposium, Jefferson City

Mark your calendars for the second annual Missouri Preservation Symposium, co-hosted this year by Jefferson City and SHPO. The theme will be “Historic Preservation as a Tool for Economic Development,” and will run from 9 a.m. to 5 p.m.; a catered lunch will be provided. The event will take place at the Lewis & Clark State Office Building, 1101 Riverside Drive, in Jefferson City. Attendees will be able to register online starting in February.



Training for Frequent HTC Program Users, Washington, D.C.

The National Park Service's Technical Preservation Services unit will offer an advanced training program on the SOI Standards. This training complements the training for frequent program users that NPS held in September 2023. Advanced registration will be required to attend.

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>