



APS NEWSLETTER | AUGUST 2025



PRESERVATION

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

Matters



“Funding Large-Scale Preservation Projects Through Tax Credits” session to kick off 2025 Missouri Preservation Conference in October



Left to Right: Steven Stogel, AJE Capital Group, LLC; Heather Buethe, NTCIC; and Sean McKessey, RubinBrown.

In an expanded version of their keynote presentation at the SHPO Preservation Symposium earlier this year, **Steven Stogel, Heather Buethe and Sean McKessy** will discuss **“Funding Large-Scale Preservation Projects Through Tax Credits”** in the opening session of Missouri Preservation’s statewide conference. This session will be three hours long, from 9 a.m. to 11:45 a.m. on **Wednesday, Oct. 1**. Stogel is a St. Louis-based real estate developer who has been involved in over 80 such projects in St. Louis, Kansas City and elsewhere in Missouri. Heather Buethe is with the National Trust Community Investment Corporation, and Sean McKessy is with RubinBrown’s Real Estate Services and Assurance Services groups. Steven plans to bring in two additional experts to talk about MO HTC credit pricing, tax rules and the 2024 DED rule change on cost certifications. **Missouri Preservation is an AIA CES Approved Provider, and all conference sessions have been submitted for credits.**



The conference’s keynote speaker will be **Bonnie McDonald**, the president and CEO of Landmarks Illinois. McDonald is reframing preservation as a solution for society’s critical needs around climate change, public health, housing and social justice. MO Pres recommends some advance reading for the conference, McDonald’s book "The Relevancy Guidebook: How We Can Transform the Future of Preservation." You can download the full publication at <https://www.landmarks.org/introducing-the-relevancy-guidebook/>.

Also on the schedule, SHPO’s preservation planner **Andrew Dial** will present an informational session on **“A Cultural Resource Information System (CRIS) for Missouri.”** SHPO is working to develop a system that will digitize its review processes and create an online, publicly accessible database of SHPO records about historic properties. This session will provide participants with an overview of the prospective CRIS and will update them about the status of the SHPO’s request to acquire the system. This will not be an advocacy session, but could inform future advocacy on the part of stakeholders. Interested audiences would include HTC and Section 106 consultants, advocacy organizations, and owners of historic properties.

MO Pres conferences are known for their site visits and tours, and this year offers a walking tour of Souldard and a tour of the National Building Arts Center in East St. Louis. There will also be an Evening at the Old Courthouse, which has recently re-opened after a historic rehabilitation. For more information about the conference go to <https://preservemo.org>. This year’s conference takes place in St. Louis at the **Drury Plaza Hotel St. Louis at the Arch**. We hope to see you there!

St. Charles hosts Missouri Main Street's 2025 Statewide Conference

“If cities begin thinking of themselves as engaged in a relationship with their citizens, and if we as citizens begin to consider our emotional connections with our places, we open up new possibilities in community, social and economic development by including the most powerful of motivators – the human heart – in our toolkit of city-making.”

– Peter Kageyama, *For the Love of Cities*

Every July, the Missouri Main Street Coalition holds its annual statewide conference for Main Street communities from across the state to gather and share information with one another, as well as to learn from keynote talks and a variety of panels discussing everything from historic preservation to community engagement. Nearly 60 communities are affiliated with MMSC, and SHPO representatives **Andrew Dial** and **Elizabeth Hornbeck** had the chance to speak with many of them who stopped by our information table.

One of the keynote speakers, **Phil Eich**, photographer and community storyteller, is the founder of Storyville, an agency dedicated to creating and promoting human-centered marketing for cities. The quote above, from Peter Kageyama's book, "For the Love of Cities," expresses Eich's philosophy that is also the philosophy behind historic preservation in cities and towns of all sizes.

SHPO also organized a panel on "Working with Historic Tax Credits," featuring two guest presentations showcasing recent rehabilitation projects. Preservation consultant **Deb Sheals** talked about the rehabilitation of the H&H Building (built in 1908) and the Rueseler Motor Company (1917) in Cape Girardeau, which together house a Marriott hotel today.



Left and Right: Before and After the 2016 rehabilitation of the H&H Building and the Rueseler Motor Company Building in Cape Girardeau. During rehabilitation a decorative parapet was returned to the H&H Building based on photographic evidence of its historic appearance.

Architect **Joel Fuoss** talked about the rehabilitation of the Butler Brothers Warehouse in St. Louis, which today is known as The Victor, a mixed-use building in the heart of St. Louis. The 1906 warehouse is part of the Washington Avenue Historic District, also known as the garment district for its association with wholesale dry goods and shoe industries in the early 20th century. It functioned as what Fuoss called “the Amazon warehouse” of 1906, close to the high-speed transportation hub of Union Station one block away. Fuoss estimates that by reusing an existing building – rather than demolishing it and building from scratch – the project saved 105,000 gross square feet of building materials, contributing both to the building's sustainability and its historic references. Fuoss also shared that The Victor

recently received a national award from the American Institute of Architects (AIA), the second such award that Trivers has received for a historic rehabilitation project. For details see <https://aia.secure-platform.com/a/gallery/rounds/723/details/59464>.



Left and Right: Before and After rehabilitation; the newly cleaned façade highlights the beauty of the building's purple terracotta, orange brick, and pink Missouri granite.



Left and Right: The Victor's amenity rooftop was designed to retain existing rooftop features like monitors and elevator overruns, and takes advantage of the sweeping views of downtown St. Louis.

SHPO also provided the book "Missouri State Parks and Historic Sites" for the Exhibitors' Giveaway Drawing (shown below with SHPO Hippo Hannah Jr.). This book was won by Tiffany Shankle of Charleston, Missouri, who is the president of the Charleston Revitalization Movement (CHARM). Congratulations, Tiffany!



Left: SHPO mascot Hannah Jr. with the book "Missouri State Parks and Historic Sites: Exploring Our Legacy."
Right: Tiffany Shankle (CHARM), Elizabeth Hornbeck (SHPO) and Christina Carver (DED and MMSC Board Member).

SHPO's budget explained

The Federal Historic Preservation Fund (HPF) has been in the news a lot lately, so we thought a “budget deep dive” would be a good topic for this month’s newsletter. So put on your diving gear, take a deep breath, and get ready for this exploration!

A. SHPO's Funding Sources:

First, where does SHPO's funding come from? For Fiscal Year 2025 our **total budget is \$2,060,855**, with 60% coming from the federal government in the form of the HPF grant, and the rest from the State of Missouri. Thirty percent of our total budget comes from Missouri's Out of State Athletes and Entertainers tax, and 10% comes from DED's Economic Development Advancement Fund. Let's look at each of these funding sources in detail:

1. Historic Preservation Fund: The Federal Historic Preservation Fund was established in 1977 and provides financial assistance to States, Tribes, Territories, local governments, and non-profits to carry out activities related to preservation. **Funding is provided from Outer Continental Shelf oil and gas lease revenues, not tax dollars.** The amount is appropriated annually by Congress and divided among SHPOs/THPOs by NPS. HPF grants come with a 60/40 match, meaning SHPO's annual HPF grant provides 60% of our operating budget. For FFY2025, SHPO received **\$1,236,513** from the Federal Historic Preservation Fund, 10% of which, by law, is passed through to Certified Local Governments (CLGs). For more information about the HPF fund see <https://www.nps.gov/subjects/historicpreservation/historic-preservation-fund.htm>

2. Out of State Athletes and Entertainers Tax: Thirty percent of the SHPO budget comes from income taxes paid by Out of State Athletes and Entertainers. SHPO received **\$618,256** from this fund in SFY2025. For more information see <https://dor.mo.gov/faq/taxation/business/non-resident-entertainers.html>. SHPO is not the only state agency that receives money from out-of-state athletes and entertainers income taxes; this fund also supports the Missouri Arts Council, the Missouri Humanities Council, Missouri state libraries, and Missouri public television and radio stations. The amount appropriated for SHPO is paid into the **Missouri Historic Preservation Revolving Fund**, which is used to fund our operations. For more information see motaxpayers.com/Athletes%20Entertainers%20Study.pdf.

3. DED's Economic Development Advancement Fund: Ten percent of the SHPO budget comes from DED's Economic Development Advancement Fund, amounting to **\$206,085** in Fiscal Year 2025. The Historic Tax Credit Issuance Fee pays into this advancement fund, and the Missouri legislature gives SHPO permission to draw from it. The issuance fee, amounting to 4% of historic tax credits issued by the State of Missouri, is collected by the Department of Economic Development (DED) to help fund the program and its administration. The Missouri legislature appropriates funding from this pot of money to SHPO. **SHPO only receives between 6% and 9% of the HTC fees that are collected by DED.**

B. SHPO's Expenditures:

Our FY2025 budget of **\$2,060,855** was expended on these two budget categories: HPF sub-grants and operational costs.

1. HPF Sub-Grants: From SHPO's annual HPF grant from the National Park Service, we are required to pass 10% onto our CLGs in the form of competitive sub-grants for preservation-related activities. We award additional sub-grants to support a variety of local governments and non-profit organizations. **These sub-grants provide the federal/state/local partnership that is fundamental to our mission.** These are 60/40 sub-grants, meaning that they will fund up to 60% of the project's total cost. These sub-grants may be awarded to three types of projects: National Register & Survey, Outreach and Pre-Construction projects.

2. Operational Costs: SHPO's operations include preservation activities mandated by the National Historic Preservation Act of 1966, as amended. Thus SHPO is responsible for administering the following federal programs in the State of Missouri: Section 106 review, National Register and Survey activities, the Federal Historic Tax Credit program, Certified Local Governments, HPF sub-grants, the Missouri Advisory Council on Historic Preservation (MOACHP), and Missouri's preservation plan. The bulk of our budget goes to personnel expenses (salaries, benefits) and E&E expenses (site visits, conferences, workshops, professional memberships, office equipment and expenses, etc.). In FY2025 this amounts to **\$1.7 million**

The Missouri legislature gives SHPO permission to spend state funds – our appropriation – based on the true assumption that we are getting 60% of our funding from the federal grant. However, if we were to lose the federal HPF grant, we would need more flexibility to access state funds in order to maintain current operational levels. ***In the September newsletter we will discuss SHPO's new decision items asking the legislature for changes to our appropriations.***

Six things you might not know about historic preservation offices (but should!)

The National Trust for Historic Preservation is the nationwide nonprofit advocacy group for historic preservation. In July they posted an article by Priya Chhaya based on interviews with Valerie Grussing, executive director of the National Association of Tribal Historic Preservation Officers (NATHPO), and Erik Hein, executive director of the National Conference of State Historic Preservation Officers (NCSHPO). To find out the six things they want you to know about SHPOs and THPOs go to

https://savingplaces.org/stories/facts-about-shpo-thpo?utm_medium=email&utm_campaign

Watch the new NPS training webinar on “Historic Wood Flooring and the Use of Substitute Materials”

NPS has posted new guidance on “Historic Wood Flooring and the Use of Substitute Materials” on their website at [Historic Wood Flooring and the Use of Substitute Flooring Materials - Historic Preservation Tax Incentives \(U.S. National Park Service\)](#). They have also posted **Liz Petrella’s** talk on “Historic Wood Flooring and the Use of Substitute Materials” at <https://www.nps.gov/media/video/view.htm?id=AE6414BB-D143-4113-A0D7-62351371FF74>. The new guidance tracks with the Preservation Brief 16 on Substitute Materials. You can find links to the guidance on the NPS-TPS “**Planning Successful Rehabilitation Projects**” webpage, and the recorded training webinar is available on the “**Training**” webpage on their website. And did you know that Liz Petrella is also the NPS reviewer for Missouri’s HTC program? Congratulations, Liz!

Advanced training from NPS on Historic Tax Credit applications

The Technical Preservation Services at NPS has posted an on-demand, recorded five-webinar series on the Historic Preservation Certification Application for the Federal Historic Preservation Tax Incentives Program. This training is intended for consultants, architects, developers and other frequent program users already well familiar with the program and NPS certification requirements. It focuses on the three-part application and is intended to help applicants in streamlining the review process and avoiding incomplete submissions and delays in review. You can find these five webinars at <https://www.nps.gov/orgs/1739/training-hpca.htm> :

Webinar #1 includes an introduction to the training, best practices for a complete application, electronic submission of Historic Preservation Certification Applications, and tips for avoiding administrative holds. (37 min.).

Webinar #2 focuses on the Historic Preservation Certification Application Part 1 – Evaluation of Significance and documentation requirements. (31 min.).

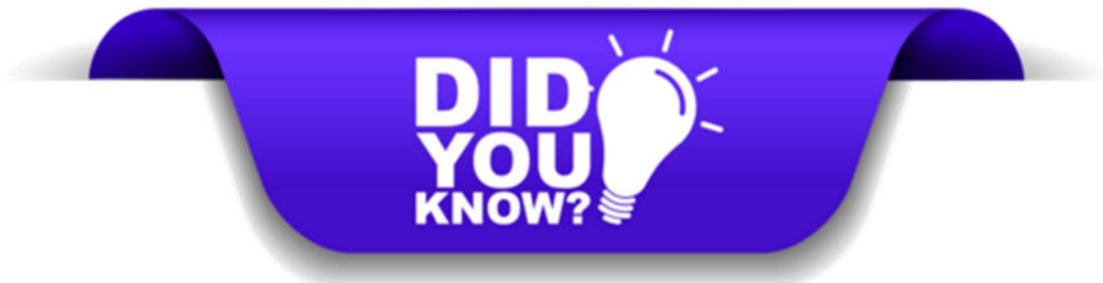
Webinar #3 covers the Historic Preservation Certification Application Part 2 – Description of Rehabilitation Work, including how to structure the narrative and case studies on masonry, flooring, and MEP systems. (55 min.).

Webinar #4 continues the discussion of the Historic Preservation Certification Application Part 2 – Description of Rehabilitation with a comprehensive overview of submission documentation requirements, including for architectural drawings, documentation requirements for replacing windows, and for special circumstances such as additions, new construction, and demolition. (53 min.).

Webinar #5 discusses the requirements and considerations for phased rehabilitation work, amendments to Part 2 applications and phase advisory determinations, and the Historic Preservation Certification Application Part 3 – Request for Certification of Completed Work. (34 min.).

Listen to this...

Springfield and Southwest Missouri tax credit projects were in the news in July when KSMU Ozarks Public Radio did a story on the revitalization of Springfield. KSMU reporter Michele Skalicky reported that “Nearly 100 Springfield projects have benefited from the Federal Historic Tax Credit since 2001.” While the story only discussed the federal tax credits, we know that Missouri’s generous state tax credit program is an important piece of the puzzle because it leverages the federal money coming into our state. Go to <https://www.ksmu.org/news/2025-07-01/nearly-100-springfield-projects-have-benefited-from-the-federal-historic-tax-credit-since-2001> to hear the full report.



The Missouri SHPO offers the service of determining whether a property is eligible for listing in the National Register of Historic Places. This is called an **Eligibility Assessment, or EA**. An Eligibility Assessment can be requested by submitting the EA form and current photographs of the property. SHPO recommends submitting an EA prior to preparation of a National Register nomination. One does not need to be the property owner to request an EA determination.

All assessments are based on National Register of Historic Places criteria for eligibility. A property must retain most or all of its historic physical characteristics in order to be eligible for National Register listing. Additional information on the National Register can be found at <https://www.nps.gov/subjects/nationalregister/index.htm>.

Of particular use in completing the eligibility assessment are National Register Bulletin #15, “How to Apply National Register Criteria” and Bulletin #39, “Researching an Historic Property” (<https://www.nps.gov/subjects/nationalregister/publications.htm>).

You can find the EA form on our website at <https://mostateparks.com/page/85626/my-property-eligible-listing-national-register>.



On the SHPO Calendar



Missouri Preservation Conference, St. Louis

Save the Date! Missouri Preservation is Missouri's statewide nonprofit organization dedicated to preservation advocacy, education, and support. For more information see <https://pereservemo.org/we-educate/conference/2025-conference-st-louis/>



Certified Local Government Forum, Jefferson City

SHPO will host our annual CLG Forum designed for members of Certified Local Governments to learn more about historic preservation and to share their experiences with one another. The forum is open to CLGs from across the state, and preregistration is required.

Banner Photograph:

Folks in St. Charles will recognize the Dr. John H. Stumburgh House, which was individually listed in the National Register of Historic Places in 1978. This brick house was built in 1870 by German immigrant Johann Heinrich Stumberg. Situated on one of the highest points in St. Charles, it had (and still has) a magnificent view of the Missouri River. This house has a decorative brick corbel table just below the eaves that has been painted white, calling attention to this distinctive feature. While painting brick is generally not recommended, in this instance it is very eye-catching, wouldn't you agree?

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>

