



APS NEWSLETTER | SEPTEMBER 2025



# PRESERVATION

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

*Matters*



## Laclede's Landing welcomes the 2025 Missouri Preservation Annual Conference, Oct. 1-3

Online registration closes on Friday, Sept. 19, for the 2025 Missouri Preservation Conference!

Missouri Preservation is an AIA CES Approved Provider, and all conference sessions have been submitted for credits.

This year's conference will take place in the Christian Peper Building, also known as Raeder Place, at 727 N. First St. in downtown St. Louis. Raeder Place is part of Laclede's Landing, a historic district covering nine blocks, the oldest part of St. Louis. With its cobblestone streets and 17 historic buildings still extant, Laclede's Landing marks the site founded by French fur trader Pierre Laclède Ligest and his lieutenant, Auguste Chouteau, as a trading post in 1763-1764. Laclede gave the city its name in homage to King Louis IX of France. Raeder Place is a 15-minute walk from the Drury Plaza Hotel, which is providing lodging for conference attendees.



Above: Raeder Place was designed by German immigrant Frederick Raeder in 1874; it has a Victorian Italianate-style cast iron storefront. It originally housed the Christian Peper Tobacco Factory.

This year's conference has many highlights to look forward to, with a keynote luncheon, three full days of conference sessions, tours, evening events and even a design charette. As featured in the August 2025 SHPO-APS newsletter, day 1 will open with a session on **“Funding Large-Scale Preservation Projects through Tax Credits,”** presented by **Steven Stogel, Sean McKessy and Heather Buethe.**

**The keynote address – “How We Can Make Preservation More Relevant to More People” – will be presented by Bonnie McDonald,** president and CEO of Landmarks Illinois, during the luncheon on day 1. Her “Relevancy Guidebook” is available for free online so conference attendees can read it ahead of the conference; see <https://preservemo.org/we-educate/conference/2025-conference-st-louis/keynote/>.

The **Soulard Market Design Charette** will take place over the three days. It will be sponsored by YEHS – Youth Education & Health in Soulard – a nonprofit organization that serves the education, housing, employment and health care needs of low- and moderate-income residents throughout St. Louis as well as the Soulard neighborhood. The design charette invites participants to help create a vision for the future of Soulard Market, the oldest operating public market in St. Louis – considered to be the oldest public market in the U.S. west of the Mississippi. For the charette there will be a one-hour introduction on Wednesday, Oct. 1, from 2 to 3 p.m.; on Thursday, Oct. 2, there will be a six-hour session (including lunch) from 10:30 to 4:30. The charette will conclude with final presentations on Friday, Oct. 3, from 2 to 4:30 p.m. Space is limited, and registration is required.

Conference sessions will focus on a vast range of topics, including St. Louis history, working with traditional materials (including stained glass, faux painting, linseed oil paint), rehabilitation of historic buildings, LiDAR scanning, and preservation tools like MPDFs and Section 106 review. There will be two demonstrations and one workshop, not to mention several tours. SHPO team members will be at the conference, and we'll be happy to meet with attendees to answer questions about National Register, Historic Tax Credits, Grants, Certified Local Governments and any other ways we can be of assistance.

## The Farmer's Mansion: The I-House in Missouri

In his 1981 book "Folk Architecture in Little Dixie," Howard Wight Marshall called the I-house "the farmer's mansion." According to Fred Kniffen, the I-house was "symbolic of economic attainment by agriculturists" in 19-century America. "Of all old folk types," Kniffen continued, "the I-house is by far the most widely distributed, notably as a rural dwelling." I-houses – defined as having gables to the side, at least two rooms in length, one room deep, and two full stories in height – can be found in every corner of Missouri, as well as the eastern United States, and especially in the Upland South.



**Left and Right:** This painted brick I-house in St. Charles's Historic Frenchtown neighborhood was built ca. 1850. Its overhanging eaves with ornate brackets belong to the Italianate style. When viewed from the side, its one-room depth is apparent because there is only one window on each floor; a two-story ell addition in the back is typical of the I-house type.

The I-house typology was brought to Missouri by farmers from Virginia, North Carolina, Kentucky and Tennessee, almost entirely of British background, bringing with them antebellum Southern culture – hence the name Little Dixie. Marshall defines the Little Dixie region as composed of eight counties – Boone, Howard, Randolph, Monroe, Audrain, Callaway, Pike and Ralls – and a peripheral zone of transition around the eight main counties. He found the earliest I-house in the Little Dixie region of Missouri to have been built in 1816; the latest one in his study was built in 1905.



**Above:** I-houses vary considerably in the degree of applied decoration, from the plain house on the left, in Columbia (Boone Co.), to the very ornate Wright House in Lexington (Lafayette Co.), at right. The Wright House was built ca. 1840 in the Greek Revival style, and "Victorianized" ca. 1867-90 by the addition of Italianate posts, bracketing, and projecting bays on both floors on the west side of the doorway. Source: Historic Resources of Lexington MRA.



**Left and Right:** Both of these I-houses are in Brunswick (Chariton Co.), a town that is rich in I-houses and other historic homes.

Kniffen reported that the I-house appeared in the Middle Atlantic area by at least the late 17th century, and spread from there south to the Carolinas, down the Appalachian axis and west to Texas, along the Ohio River valley through Kentucky and Indiana, and westward through southern Pennsylvania. It traveled to Louisiana with settlers from Kentucky, Illinois and Missouri. Kniffen wrote that "the I-house was first so-named in 1936 in recognition of the Indiana, Illinois or Iowa origin of many of its builders in prairie Louisiana." He adds, "The 'I' seems a not inappropriate symbol in view of the tall, shallow house form it designates."



**Above:** The I-house at left – located in the town of Brunswick (Chariton Co.) – has three front gables. The I-house at right, located in Boone County, comes from Marshall's book "Folk Architecture in Little Dixie." It has one front gable and two front dormers. Marshall says these one and a half-story houses are "vertically incomplete I houses" because they conform in most respects to the I-house as a folk-house type, but are not fully two stories.

The I-house in Missouri is not confined to the Little Dixie region. It appears in every corner of the state, as can easily be observed when traveling by car in any direction. It can also be confirmed by reading National Register nominations for the State of Missouri.

The I-house is a building **type**, as opposed to a **style** or a **mode of construction**. I-houses could be built with any material or mode of construction: stone, brick, frame or log. Different stylistic details (Federal, Italianate, Greek Revival, Gothic Revival, etc.) could be applied depending on prevailing trends at the time it was built. Within the basic form, or type, there could be variations in plans, such as the placement of chimneys and stairs, the presence or absence of a central hall, and different porch designs (or no porch). Despite all these differences, the two-story house, one room deep with gable ends and its entrance on the long side, is instantly recognizable as belonging to this typology regardless of style or building materials. The presence of a central hall containing the primary entrance, flanked by two comparably-sized rooms, resulted in the archetypal Central Passage I-house.



**Left and Right:** Both of these unpainted brick I-houses in De Witt (Carroll Co.) have Italianate details, specifically the ornate brackets under the eaves. Both have doors at one end of the front facade rather than in the center, and both lack a front porch. The segmental arched windows are typical of Missouri German construction.

Some other folk types discussed by both Kniffen and Marshall are the single-pen house type (one room); the double-pen house type (two rooms) that includes the hall-and-parlor and the saddlebag types; the central hall house type and its subtype, the dogtrot house

type; and the stack house. Like the I-house, these folk types all derive from English architectural forms brought to this continent during the colonial period, and they remained the dominant house types throughout the 19th century even when their builders and occupants were of French or German extraction rather than English.

Many I-houses began life as a single-story, single- or double-pen house that were later expanded to produce the grander I-house type once the farmer had greater means. According to Marshall, “Nearly every I-house has some sort of rear addition, in Little Dixie characteristically a one- or two-story ell in which the kitchen is located.” But many I-houses were built whole, without following this additive process. Some pioneer buildings became ells to which the main blocks of I-houses were attached.

“What is a folk type?,” one might ask. Sometimes referred to as vernacular architecture, folk types include houses, barns and other everyday structures. According to Roger Maserang, “The owner-builders of antebellum houses in agricultural areas of [Missouri] also were usually their own architects,” using timber or homemade bricks. “Typically, these pioneers’ designs were remembered from the places they left behind, or they were interpretations of illustrations in books or magazines, or both. They projected their ideas of leisure and aristocratic gentility on the local landscape, employing the styles of the period, within the constraints of what could realistically be accomplished under frontier conditions.”



**Left:** A series of rear additions on this I-house in Salisbury (Chariton Co.) illustrates the continual process of additions over time to create more space in the home.

**Right:** This I-house in Brunswick (Chariton Co.) has symmetrical 1-story side additions as well as extensive rear additions. Note how the different types of porches and front gables can result in very different applied styles (Gothic Revival at left, Federal at right).

The I-house is a special building type that was popular in most settled areas of the United States throughout the 19th century. But while Marshall called them “old southern mansions,” they never occupied the same kind of stature in the American imagination as another archetype, the log cabin, which held both cultural and political power as a symbol of the frontier and rugged individualism. While log cabins are being built today (with modern amenities), the I-house type never experienced such a rebirth. It seems to have died out well before World War I. Why is that?

Several new house types emerged in the early 20th century that quickly replaced vernacular types for middle-class housing, including the American Foursquare and the Bungalow. Jane Rodes Beetem wrote that bungalows “took middle class American house builders by storm” in the early 20th century because of their simple, informal design with an emphasis on utility and convenience. The Bungalow was designed to be both economical to build and maintain, while accommodating modern technology for comfort. Carol Grove wrote, “The foursquare appealed in its practicality yet was just impressive enough to make the kind of

respectable statement such people [middle-class merchants and professionals] would want their homes to make.” Both the American Foursquare and the Bungalow house types will be explored in future issues of this newsletter, but for now, let’s stop to remember the venerable I-house and its importance in 19th-century Missouri.

### Sources:

Jane Rodes Beetem, “Historic Southside (Munichburg) Multiple Property Submission” (Cole County), National Register of Historic Places, 2002; see <https://mostateparks.com/sites/mostateparks/files/Historic-Southside-Munichburg.pdf>

Carol Grove, “The Foursquare House Type in Vernacular Architecture,” unpublished Master’s Thesis, University of Missouri, 1992, cited in Debbie Sheals and Becky L. Snider, “Historic Resources of Washington, Missouri” Multiple Property Documentation Form (Franklin County), National Register of Historic Places, 1999; see [https://mostateparks.com/sites/mostateparks/files/HistoricResources\\_Washington-Missouri.pdf](https://mostateparks.com/sites/mostateparks/files/HistoricResources_Washington-Missouri.pdf)

Fred B. Kniffen, “Folk Housing: Key to Diffusion,” in *Common Places: Readings in American Vernacular Architecture*, ed. by Dell Upton and John Michael Vlach (University of Georgia Press, 1986), pp. 3-26. Reprint. Originally published in the *Annals of the Association of American Geographers* (December 1965).

Howard Wight Marshall, *Folk Architecture in Little Dixie: A Regional Culture in Missouri*. Columbia and London: University of Missouri Press, 1981.

Roger Maserang, “Antebellum Resources of Johnson, Lafayette, Pettis and Saline Counties, Missouri,” MPDF, National Register of Historic Places, 1997; see [https://mostateparks.com/sites/mostateparks/files/AntebellumResources\\_Johnson-Lafayette-Pettis-Saline.pdf](https://mostateparks.com/sites/mostateparks/files/AntebellumResources_Johnson-Lafayette-Pettis-Saline.pdf)

Mary J. Matthews, “Historic Resources of Lexington [Lafayette Co.] Multiple Resource Area,” National Register of Historic Places, 1980; see <https://mostateparks.com/sites/mostateparks/files/Historic%20Resurces%20of%20Lexingto n.pdf>

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## SHPO’s 2026 New Decision Item request

The Missouri SHPO is making one New Decision Item request to change our budget in the 2026 legislative session. We are requesting that the legislature appropriate into the State Historic Preservation Revolving Fund the full 10% share of the revenue received from the Out of State Athletes and Entertainers Tax. The law governing the A&E tax (RSMo 143.183(9)) grants 10% of the revenue to the State Historic Preservation Revolving Fund but does not require the legislature to follow this requirement when appropriating funds. In Fiscal Year 2025 the Missouri SHPO received 4.3% of the A&E tax revenue totaling \$1.9 million. The full 10% would have been \$4.37 million.

These funds will make the SHPO resilient should the federal government cut the grant money that funds SHPO operations. This year the Trump administration delayed the issuing of the SHPO’s 2025 federal grant and has proposed cutting 2026 funds entirely. Should this come to pass, the SHPO would lose up to half of its review staff, which would adversely affect tax credit review times.

These funds will also be used for the creation of a virtual database and submission platform or Cultural Resource Information System. The CRIS will give citizens easier access to SHPO data on historic properties and allow them to track the status of submissions. The CRIS has a price tag of \$2.2 million spread over five years. Spending authority for the CRIS will be requested in another NDI for a future legislative session.

### What is an NDI?

The Missouri SHPO's budget is controlled by the Missouri legislature. The legislature has the final say over what money the SHPO can spend from what state funds and for what purpose. It also decides what money the SHPO receives from general revenue. This budget authority is called appropriation and is exercised through appropriations bills passed every session. The SHPO's annual appropriations can be found in House Bill 6 and were described in the APS Newsletter's August Issue.

State agencies can request changes to their appropriations each year by submitting an NDI to the governor's office. The governor then presents the state's NDIs to the legislature every year following the State of the State address in January. This is the only opportunity each year to request a change in the SHPO's budget authority.

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## SHPO hosts annual CLG Forum in October

Every year SHPO hosts a day of training for representatives of our Certified Local Governments from all over the state, convening in Jefferson City. This year's CLG Forum takes place on Friday, Oct. 24, and will include training on review standards, violation enforcement and disaster preparedness. This is in response to an expressed need from several communities for design review and enforcement training. Registration is now open, and there is a \$25 per person fee to offset the cost of a catered lunch. CLG members can register now at

[https://icampmo1.usedirect.com/MSPWeb/Activities/Details.aspx?session\\_id=179370&back\\_url=fi9BY3Rpdml0aWVzL1NIYXJjaC5hc3B4](https://icampmo1.usedirect.com/MSPWeb/Activities/Details.aspx?session_id=179370&back_url=fi9BY3Rpdml0aWVzL1NIYXJjaC5hc3B4)

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## Three anniversary celebrations coming up in 2026



**In 2026 the United States of America will celebrate its 250th birthday!** Also known as the Semiquincentennial (try saying that three times fast!), the celebration will culminate on July 4, 2026, the 250th anniversary of the signing of the Declaration of Independence. The celebration is “an opportunity to pause and reflect on our nation’s past, honor the contributions of all Americans, and look ahead toward the future we want to create for the next generation and beyond.” Find out more about America250, the national organization, at this website: <https://america250.org>.



Governor Mike Kehoe launched Show-Me America 250, a statewide initiative to celebrate the nation's Semiquincentennial, during the opening ceremony of the 2025 Missouri State Fair. "The State of Missouri shares a critical piece in the story of America, from the Louisiana Purchase to our pivotal role in westward expansion," said Governor Kehoe. The America 250 Missouri Commission will oversee programming and public engagement for the celebration. For information about events leading up to the celebration go to <https://showme250.mo.gov>, where you can also nominate your favorite place in Missouri as one of the Top 250 Missouri Destinations.



Also in 2026, **Route 66 will be turning 100!** Route 66 runs through eight states: Illinois, Missouri, Kansas, Oklahoma, Texas, New Mexico, Arizona and California. See <https://savingplaces.org/places/historic-route-66> for the history of the "Mother Road." The National Trust for Historic Preservation is advocating for a permanent, federal Route 66 National Historic Trail destination; find out more at <https://savingplaces.org/preserve-route-66>. You can also read about the National Trust's Preserve Route 66 Grant Fund at [https://savingplaces.org/preserve-route-66-grant-fund-guidelies?utm\\_medium=email&utm\\_source=newsletter&utm\\_campaign](https://savingplaces.org/preserve-route-66-grant-fund-guidelies?utm_medium=email&utm_source=newsletter&utm_campaign) ; **the application deadline is Sept. 30** for "public agencies, tribal governments or nonprofit organizations to preserve and interpret historic places along the Route 66 corridor."

A special shout-out goes to Wildwood, Missouri, one of our Certified Local Governments, for its Route 66 Revitalization Initiative. Wildwood's Student Route 66 Task Force consists of eight middle and high school students representing five area schools. The student task force helped plan and design a proposed Route 66 Roadside Park, filmed a Wildwood Route 66 Selfie Tour video, and planned and executed two themed events for the City's Route 66 Month. **The students will take part in a session at next month's Missouri Preservation Conference, along with city staff, the park design consultant team, and the school district.**

**And finally, the federal tax credit program will celebrate its 50th anniversary next year!** The federal HTC was established in 1976 and modified in 1986. While not every American will celebrate or even be aware of this milestone, those of us in historic preservation can be grateful for all the historic buildings that have been preserved and given a second life thanks to this tax incentive.

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## National Trust spotlights Missouri in three stories

Lately every time I receive a message from the National Trust for Historic Preservation, it seems that Missouri gets a shout-out. In case you have missed these announcements, here are highlights from three announcements issued this summer:

### A. Two Missouri historic downtowns to explore this summer

A recent newsletter from the National Trust for Historic Preservation highlighted five historic American downtowns to explore this summer; two of those five are in Missouri!

- **Cape Girardeau:** “Discover the rich history of Cape Girardeau, one of Missouri’s oldest Mississippi River towns, offering visitors an enchanting blend of history, culture, and natural beauty. Cape is home to many historic sites, museums, monuments and murals...Hikers and bikers have miles of paved and unpaved trails in town, including Trail of Tears State Park.”
- **Greater St. Charles:** “Born from bold explorers and artful traders, St. Charles blends its daring French heritage with a down-to-earth Missouri attitude. We’re historically awesome, rich in culture, and abundant with playful experiences. Explore our authentic Main Street, legendary river, lush parks and trails.”

The other three downtowns selected by the National Trust are located in Virginia, Georgia and Texas. For more information visit [https://savingplaces.org/guides/summer-guide-to-historic-downtowns-2024?utm\\_medium=email&utm\\_source=newsletter&utm\\_campaign=weekly](https://savingplaces.org/guides/summer-guide-to-historic-downtowns-2024?utm_medium=email&utm_source=newsletter&utm_campaign=weekly)

Of course, Missouri has a wealth of historic downtowns and historic sites you can explore, and they are spread throughout the state. SHPO maintains a list of all of Missouri’s National Register Listings, which includes countless historic districts as well as individually listed resources, here: <https://mostateparks.com/page/84436/missouri-national-register-listings> . May we suggest you visit your local historic downtown, or explore some place new?

### B. Historic St. Louis restaurant receives National Trust Grant

**Al’s Restaurant** in St. Louis was awarded one of 50 “Backing Historic Small Restaurants” grants from the National Trust for Historic Preservation in 2025. This grant program is now in its fifth year. These grants in the amount of \$50,000 are intended help historic small restaurants improve their businesses and positively impact their communities; for more information about the grant program, visit [https://savingplaces.org/historicrestaurants?utm\\_medium=email&utm\\_source=general&utm\\_campaign=backinghistoricrestaurants](https://savingplaces.org/historicrestaurants?utm_medium=email&utm_source=general&utm_campaign=backinghistoricrestaurants). Al’s Restaurant is located at 1200 N. 1st St. in downtown St. Louis, and on the web at <https://alsrestaurant.net>. Congratulations, Al’s!

### C. Boonville listed as one of 14 travel destinations recommended by preservation experts



Above: The Boonville, Missouri, railroad depot

“Preservation Magazine” invited several National Trust Advisors to recommend United States travel destinations where the impact of historic preservation is clear. Carroll Van West, professor and director of the Center for Historic Preservation at Middle Tennessee State University, put **Boonville, Missouri**, on the list. She chose Boonville for a number of reasons: “One of the great Western trails, the Santa Fe Trail, begins in the area, on the north side of the Missouri River. On the south side is a historic hotel along the riverbank that is a great place to see and hear not only the river, but the tracks and sounds of the railroad that stretched across the West. Great restaurants and bars still take care of visitors’ needs, as similar businesses did 200 years ago. An old warehouse has been preserved as the Rivers, Rails & Trails Museum, a fascinating local history museum that addresses so many of the trends that shaped the great American Midwest.”

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# On the SHPO Calendar



Missouri Preservation Conference,  
St. Louis

The annual conference of Missouri's statewide preservation nonprofit is fast approaching! The conference venue is Raeder Place (the Christian Peper Building) at 727 N. First St. in downtown St. Louis, in the Laclede's Landing Historic District. **Online registration closes on Sept. 19.** Registration includes access to educational sessions and tours, as well as snack/refreshment breaks in the morning and afternoon. It also

includes the keynote luncheon on Wednesday, the opening reception on Wednesday evening, and an open-house event at the Old Courthouse on Thursday. For more information, visit <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. Registration is \$25 per person to cover the cost of the catered lunch. Pre-registration is required and can be done at

[https://icampmo1.usedirect.com/MSPWeb/Activities/Details.aspx?session\\_id=179370&back\\_url=fi9BY3RpdmI0aWVzL1NIYXJjaC5hc3B4](https://icampmo1.usedirect.com/MSPWeb/Activities/Details.aspx?session_id=179370&back_url=fi9BY3RpdmI0aWVzL1NIYXJjaC5hc3B4)

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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](mailto: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>

