



APS NEWSLETTER | JUNE 2025



# PRESERVATION

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

*Matters*



## Welcome Summer!

June heralds the start of summer, and the Fayette City Park swimming pool (shown above) is a perfect image for the season. Its unusual above-ground design and imposing two-story entrance hall distinguish it architecturally. The entrance hall was also intended as a memorial for soldiers from Missouri who served in the Great War (now known as World War I). Listed on the National Register of Historic Places in 1999, the Art Deco-style pool opened in 1936 during the Great Depression, when it served as a centerpiece in the development of Fayette's first city park. Funding for the construction project came from the City of Fayette, the Works Progress Administration, Howard County and the State of Missouri. An excellent example of small-scale Depression-era civic architecture, it remains in use in its original function and has seen very little alteration since it opened.



SHPO staff members Andrew Dial, Elizabeth Hornbeck and Charles Horton paid a visit to Fayette on May 13 where we presented a historic preservation and tax credit workshop at the request of the Historic Preservation Commission. Let us know if you would like to host a SHPO workshop near you.

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## **Federal and State Relief for Tornado-Stricken Areas**

On Friday, May 16, the City of St. Louis experienced a devastating tornado that took five lives and traced a path more than 20 miles long through St. Louis before crossing the Mississippi River and dissipating in Illinois. The tornado was on the ground for 24 minutes and was nearly a mile wide. It damaged 5,000 structures including homes, businesses and churches, many of them in historic neighborhoods in North St. Louis including Fountain Park and The Ville. It also caused an estimated \$1.6 billion in property damage. At SHPO, our hearts go out to the families and loved ones of the five people who lost their lives, as well as those who have lost their homes and businesses.

FEMA workers have been in St. Louis since the tornado hit and have been surveying the affected areas. The City of St. Louis has placed signs on each building coded red, yellow or green to indicate damage level (see <https://www.stlouis-mo.gov/government/recovery/tornado-2025/report/building-safety-assessment.cfm>). The National Guard was deployed to assist with debris removal and disposal, with their final day being June 8 (see <https://www.stlouis-mo.gov/government/departments/public-safety/emergency-management/news/debris-collection-sites-conclude-june-8.cfm>). In addition to the “all-hands-on-deck” response by the St. Louis Fire Department, other fire departments from outside St. Louis have responded to join in the effort.

On June 9 the federal government issued an official disaster declaration for the storm-damaged areas. According to the St. Louis Post-Dispatch, residents who sustained damage or losses not covered by insurance can ask for FEMA assistance online at

[www.disasterassistance.gov](http://www.disasterassistance.gov) or by phone at 800-621-3362. Individuals can receive up to \$770 for immediate needs, plus up to \$43,600 for housing assistance, which can pay for temporary lodging and basic home repairs, and up to \$43,600 more for other needs like medical bills, replacement of damaged vehicles and funeral expenses. The deadline to apply for most programs is 60 days following the president's declaration. Residents can also apply for loans from the Small Business Administration to cover larger costs like rebuilding a house. Homeowners can apply for up to \$500,000 to replace or repair their primary residence; both renters and homeowners can borrow up to \$100,000 to replace or repair other belongings such as cars, furniture and clothing.

Missouri Governor Mike Kehoe and the Missouri legislature have allocated \$100 million in tornado relief for St. Louis, with another \$25 million for other areas of the state facing tornado cleanup costs. The City of St. Louis will allocate \$30 million of the city's share of the Rams' settlement money to tornado relief.

#### **Sources:**

Austin Huguelet, "St. Louis leaders to put \$30M from Rams settlement toward tornado relief," St. Louis Post-Dispatch, June 3, 2025

Seth Nelson, "Tornado relief center opens in St. Louis with free rides, help getting an ID," St. Louis Post-Dispatch, June 10, 2025.

Austin Huguelet, "FEMA cash for St. Louis tornado relief could grow by millions," *St. Louis Post-Dispatch*, June 11, 2025.

Kurt Erickson, "St. Louis tornado aid, Kansas City stadium subsidies head to governor's desk," St. Louis Post-Dispatch, June 11, 2025.

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## **SHPO Disaster Assessment Following May 16 Tornado**

If you are a public official, please see the National Park Service's "[Before and After Disasters](#)" publication for guidance on how to coordinate disaster response for cultural resources. The checklist on page 40 is a useful tool. See also the National Alliance of Preservation Commissioners disaster guidance and case studies on their [resources page](#) (under the "Resiliency and Disaster Planning" tab").

Please also work with local emergency management officials to make sure that damage to cultural resources and your unmet needs are included in your local government's damage assessment. Contact information for your local emergency management agency can be found [on SEMA's webpage](#). You can also send information about damaged cultural resources to St. Louis' [Cultural Resource Office](#) or the [Missouri SHPO](#).

If you are a private citizen or leader of an organization, please inform local officials of your needs and coordinate efforts with them.

Finally, the National Park Service occasionally issues special grant money from the Historic Preservation Fund for historic properties affected in declared emergencies. This grant money may not be made available for years (if at all) but you can begin now by identifying potential projects.

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## Saving Family Heirlooms

For those in the tornado's path, we wanted to make you aware of the **Heritage Emergency National Task Force**, a public-private partnership between FEMA and the Smithsonian Institution. HENTF is supporting response and recovery efforts of Missouri's arts and culture sector and has resources for the public on how to salvage family treasures from storm damage.

Cultural institutions and arts organizations affected by the tornado can call the National Heritage Responders hotline: 202-661-8068. The National Heritage Responders, a team of trained conservators and collections care professionals administered by the Foundation for Advancement in Conservation, are available 24/7 to provide advice and guidance.

HENTF's Save Your Family Treasures guidance is available at <https://culturalrescue.si.edu/.../save-your-family...> and <https://www.fema.gov/disaster/recover/save-family-treasures>. Members of the public who have questions about saving family heirlooms can also email the National Heritage Responders at [NHRpublichelpline@culturalheritage.org](mailto:NHRpublichelpline@culturalheritage.org).

For more information about HENTF, visit <https://culturalrescue.si.edu/who-we-are/hentf>. Also, check out this YouTube tutorial and checklist for salvaging family photos: <https://youtu.be/r0zuFe96knl?si=wytNBh3muAWoxq3>, [https://www.fema.gov/.../fema\\_save-your-family-treasures...](https://www.fema.gov/.../fema_save-your-family-treasures...)

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## Anna Bell Chapel, New Haven

SHPO's Architectural Preservation Services team recently visited the Anna Bell Chapel and the New Haven Preservation Society to advise them on rehabilitation of this 130-year-old church. Anna Pryor Bell, a formerly enslaved woman, acquired farmland where she and her neighbors built a log cabin church in 1865. Because of chronic flooding, in 1892 the congregants of the African Methodist Episcopal Church purchased a new lot on higher ground overlooking the Missouri River, where they built

this one-room frame church with money raised in the community, largely through the efforts of Mrs. Bell, who rode through town on horseback asking their white neighbors for donations. The church was renamed Anna Bell Chapel sometime after her death in 1905 in honor of the woman who was essential to the church's founding and construction. The church continued to function as a vital center of the Black community for 100 years, finally closing its door in 1995. In 1992 the AME Church of New Haven (Anna Bell Chapel) was listed in the National Register of Historic Places under Criterion A, "property associated with events that have made a significant contribution to the broad patterns of our history."



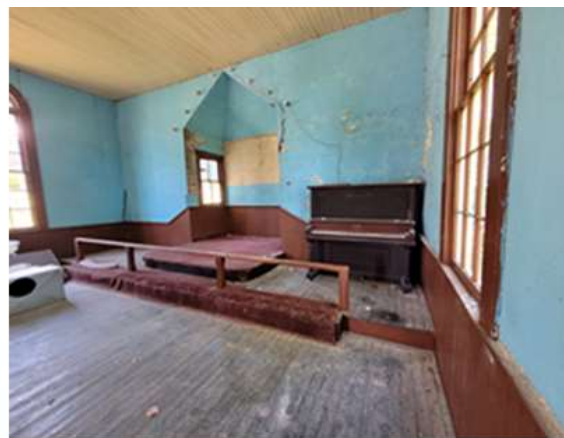
**Above:** The Anna Bell Chapel ca. 1992 when it was listed in the National Register. The privy (at right) was still standing, and was listed as a contributing resource.



**Above:** The Anna Bell Chapel today with its new foundation and a new front porch; the privy has also been lost. Most of the remaining materials are original, including the lap siding and arched windows seen here, as well as interior features.



**Left:** This painting, *Cleaning Day*, shows the church's interior when it was still in use by the AME Church.



**Right:** The interior as it appears today. All of the church's original furnishings, including linens and hymnals, are in storage and ready to be put in place when the rehabilitation is finished.

Missouri Preservation included the Anna Bell Chapel on its 2024 list of Places in Peril (<https://preservemo.org/anna-bell-chapel>), after NHPS had arranged for a structural assessment of the building and had stabilized the structure by raising the building and setting it on a new foundation. It still needs extensive work, from lead paint abatement to plaster repair, window restoration, and new HVAC, electrical and plumbing systems.

In February 2025, the National Trust for Historic Preservation announced that the Anna Bell Chapel was one of 30 historically Black Churches across the United States selected to receive a grant from the African American Cultural Heritage Action Fund new initiative, Preserving Black Churches (PBC) program. NHPS will receive \$200,000 over three years to perform the needed work in three phases.

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## Welcome New APS Employee!

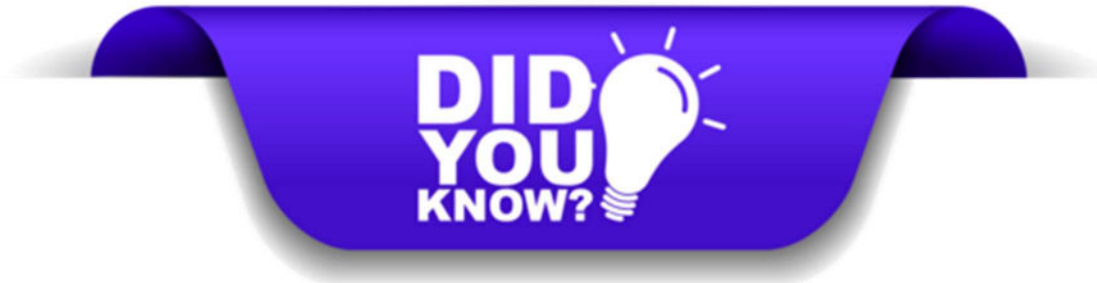


APS is pleased to announce that architectural historian Charles Horton has joined SHPO's Architectural Preservation Services; he started in APS at the beginning of May. Charles's responsibilities in APS will include reviewing federal and state historic preservation tax credit applications; monitoring preservation easements; participating in eligibility assessments for the National Register; public outreach; site visits around the state; reviewing construction documents, Design Guidelines, and grant applications; and monitoring grants awarded by SHPO.

Charles comes to us with more than 20 years of experience, having worked as a historic preservation consultant in Hungary prior to returning to the United States. Also he has been in SHPO already for over a year; he served as an architectural reviewer for Federal undertakings subject to Section 106 review at SHPO starting in January 2024. He has expertise in international historic preservation, and his accomplishments have included co-authoring nominations for inscription to the UNESCO World Heritage List.

Charles received a bachelor's degree in art history from Amherst College and a master's degree in historic preservation from the University of Vermont. We are very happy to have him on the APS team!

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Did you know that Missouri leads the nation in Historic Tax Credit projects? In the keynote presentation at the May 1 Preservation Symposium, Steven Stogel presented some exciting analysis compiled by the National Trust Community Investment Corporation (NTCIC), from data provided by the National Park Service. Between 2001 and 2021, Missouri had the highest number of Federal HTC projects, with over 1,900 such projects:

### Historic Tax Credit (HTC) Activity in the States: FY01-FY21<sup>1</sup>

Top Ten Rankings by Number of Projects and Qualified Rehabilitation Expenditures (QREs)

Rank	State	Qualified Expenses	Number of Projects
1	MO	\$7,177,760,661	1943
2	VA	\$4,839,165,551	1842
3	OH	\$5,298,015,869	1443
4	LA	\$3,680,643,794	1328
5	NY	\$8,500,574,850	1008
6	PA	\$5,627,879,757	974
7	NC	\$2,544,216,920	917
8	MD	\$2,250,955,949	688
9	GA	\$1,429,597,609	682
10	MA	\$5,036,179,037	672

In terms of the dollars invested in HTC rehabilitation projects, Missouri was second in the nation for total projects between 2001 and 2021, with over \$7 billion in Qualified Rehabilitation Expenses (QREs):

<b>Rank</b>	<b>State</b>	<b>Qualified Rehabilitation Expenses</b>	<b>Number of Projects</b>
<b>1</b>	NY	\$8,500,574,850	1008
<b>2</b>	MO	\$7,177,760,661	1943
<b>3</b>	PA	\$5,627,879,757	974
<b>4</b>	OH	\$5,298,015,869	1443
<b>5</b>	MA	\$5,036,179,037	672
<b>6</b>	IL	\$4,920,820,640	383
<b>7</b>	VA	\$4,839,165,551	1842
<b>8</b>	LA	\$3,680,643,794	1328
<b>9</b>	CA	\$3,311,992,319	225
<b>10</b>	TX	\$3,169,391,004	277

While Missouri trails New York in QREs, we far outpace New York in the total number of projects, an indication of just how many small projects have been supported by the Federal HTC program. Fourteen percent of projects in Missouri received under \$250,000 in Federal Historic Tax Credits – and that doesn't even include the large number of state-only projects that did not qualify for the federal program, and received Missouri Historic Tax Credits instead. Nearly half of all Federal HTC projects in Missouri received under \$1 million in federal tax credits.

### **Historic Tax Credit (HTC) Activity in the Cities: FY01-FY20**

#### **Top Ten Rankings by Number of Projects and Qualified Rehabilitation Expenditures (QREs)<sup>1</sup>**

St. Louis has led the way nationwide, with Kansas City also on the list of the top 10 cities in terms of historic preservation investment. Between 2001 and 2020, St. Louis was number one in the number of federal projects, with Kansas City ranked number seven:

Rank	City/State	# of projects	Qualified rehab expenditures (QREs)
1	St. Louis, MO	1,177	\$3,716,052,233
2	New Orleans, LA	1,044	\$2,984,435,563
3	Richmond, VA	954	\$2,135,337,549
4	Baltimore, MD	551	\$1,903,650,408
5	Cincinnati, OH	458	\$1,198,270,228
6	Columbus, OH	388	\$315,714,610
6	Philadelphia, PA	388	\$3,241,222,480
7	Kansas City, MO	253	\$2,187,094,137
8	Savannah, GA	233	\$164,859,269
9	Cleveland, OH	229	\$2,131,837,311
10	Boston, MA	198	\$1,764,592,224

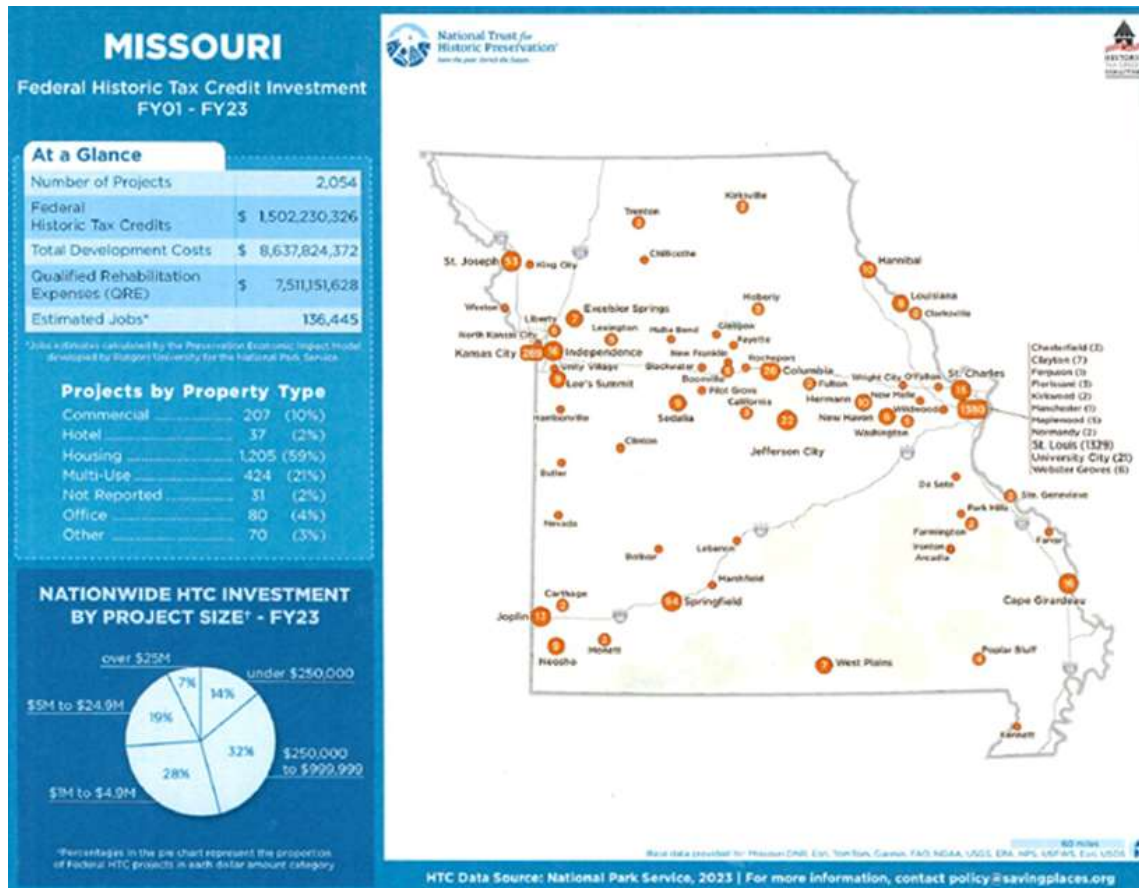
When calculated according to dollars spent, St. Louis ranked three in the nation in QREs, and Kansas City ranked sixth in the nation:

Rank	City/State	# of projects	Qualified Rehabilitation Expenditures (QREs)
1	Chicago, IL	137	\$3,970,327,161
2	New York, NY	133	\$3,950,277,104
3	St. Louis, MO	1,177	\$3,716,052,233
4	Philadelphia, PA	388	\$3,241,222,480
5	New Orleans, LA	1,044	\$2,984,435,563
6	Kansas City, MO	262	\$2,258,954,968
7	Richmond, VA	954	\$2,135,337,549
8	Cleveland, OH	229	\$2,131,837,311
9	Baltimore, MD	551	\$1,903,650,408
10	Boston, MA	198	\$1,764,592,224

How and why has Missouri been such a leader in historic preservation? There are a couple of reasons. First, Missouri has a large number of resources listed in the National Register, especially in St. Louis where we have hundreds of historic districts.

Second, and more importantly, Missouri has a very generous State Historic Tax Credit program. Because the Federal and State historic tax credits can be combined for eligible projects, the Missouri HTC program is a powerful tool for leveraging private investment and federal tax credits in our state.

And those two cities are not the only beneficiaries of the Federal HTC program; the map below illustrates the geographical distribution of all Federal HTC projects statewide between 2001 and 2023:



Broken down by property type, housing made up 59 percent of all historic rehabilitations in Missouri during this period. An estimated 136,445 jobs were created as well.



## On the SHPO Calendar



### **Missouri Main Street Conference, St. Charles**

The MMSC conference, Missouri's Premier Downtown Revitalization Conference, celebrates the theme "Get Your Kicks on Main Street." It will be held in St. Charles, Missouri, in the Convention Center at the Embassy Suites by Hilton St. Louis. Early Bird registration ends June 30th. For more information see

<https://momainstreetconference.com>



### **Missouri Preservation Conference, St. Louis**

Save the Date! Missouri Preservation is Missouri's statewide nonprofit organization dedicated to preservation advocacy, education, and support. Further details will be announced in the coming months. For more information see [https://pereservemo.org/we-](https://pereservemo.org/we-educate/conference/2025-conference-st-louis/)

[educate/conference/2025-conference-st-louis/](https://pereservemo.org/we-educate/conference/2025-conference-st-louis/)

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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>

