



APS NEWSLETTER | SEPTEMBER 2024



PRESERVATION

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

Matters



SHPO at the 2024 Missouri Main Street Connection Annual Conference

Three representatives from Missouri SHPO attended the annual conference of Missouri Main Street Connection in Kansas City. **Allyson Ingli, Andrew Dial** and **Elizabeth Hornbeck** represented SHPO in a session called “Deep Dive – Bringing Down the Barriers on Historic Preservation,” and manned an information booth in the Expo Hall for the duration of the conference. Throughout the three-day event, July 30 through Aug. 1, we answered questions about historic preservation from conference-goers representing communities in every corner of Missouri. *For more information about Missouri Main Street Connection see the “Did You Know?” column at the end of this newsletter.*



SHPO staff member Allyson Ingli and MMSC board member Karen Bode Baxter, at the MMSC Annual Conference.



Allyson Ingli with raffle winner from Cameron, MO, the prize - Missouri State Parks and Historic Sites: Exploring Our Legacy, edited by Susan Flader.

Conference attendees enjoyed many panels that discussed the value of historic preservation and showcased examples of successful rehabilitation projects from across Missouri. In his talk on Why Preservation Matters, Professor Steven Hoffman, who teaches historic preservation at Southeast Missouri State University, referred to and quoted a number of authors, books and articles of interest to preservationists:

- Stewart Brand, *How Buildings Learn*, 1995.
- Thompson M. Mayes, *Why Old Places Matter: How Historic Places Affect Our Identity and Well-Being*, 2018.
- Jane Jacobs, *The Death and Life of Great American Cities*, 1961.
- Peter Kageyama, *For the Love of Cities: The Love Affair Between People and Their Places*, 2011.
- Carl Elefante, "The Greenest Building Is...One That Is Already Built," *Forum Journal*, National Trust for Historic Preservation, Vol. 27, no. 1 (Fall 2012), pp. 62-72.

An Inspirational Keynote

“Do what you can, with what you have, where you are.” – Teddy Roosevelt

An inspirational highlight of the MMSC conference was the Wednesday morning keynote address from **Bernice Radle**, executive director of Preservation Buffalo Niagara (www.preservationbuffaloniagara.org), speaking on “Making Small Scale Development Happen.” Looking around her beloved hometown of Buffalo, New York, this young, urban planning professional began putting hearts on vacant buildings and putting art in vacant lots. These expressions of love and community gradually led her to join with others to save buildings and neighborhoods by creating the ecosystems to support small businesses, small developers, skilled trades people and even local bankers to find creative ways to access low-interest financing, to hack zoning codes, and to reduce costs.

Radle spoke about her own path to becoming a developer, which began with the purchase of a long-empty commercial and residential building, which she rehabilitated into a pie shop. She emphasized the need to “buy really good buildings and have really good tenants.”



Before renovations.



After renovations.



Foibles Coffee & Pie, Buffalo, New York. Photo Source: The Magic of Legacy Shops Comes Back to Life in Buffalo (strongtowns.org)

“Help champion the world of small-scale development as much as you can,” Radle advised. She offered several tips for building the ecosystem for small scale developers: 1) grow your own developers in your town; 2) organize monthly meet-ups for small developers to meet, network and support one another; 3) embrace legacy shopfronts and 4) infill vacant lots and do it well. She talked about raising money to close financing gaps and to provide a revolving loan fund to kick-start small projects. “The secret to a great city, town or neighborhood is that it is built by many hands,” she added, emphasizing that small-scale developers need to feel

deep support from their communities. “Where you invest your love, you invest your life.”

Radle told SHPO that if our readers are interested in starting up a monthly meeting, you can email her at hello@neighborhoodevolution.com and she can send you the free guide, “12 Steps to Town Making.” You can also find resources at the website www.neighborhoodevolution.com/resources, which has podcasts and more information about the work of her organization.

The Missouri Historic, Rural Revitalization, and Regulatory Streamlining Act

On Aug. 28, 2024, new legislation affecting section 253.544 to 253.559, RSMo, the Missouri Historic Tax Credit program went into effect as a result of House Bill 2062. The full impact of the legislation is still being studied by both the Department of Economic Development and the Department of Natural Resources, but here are some of the biggest changes that will be felt by applicants to the Missouri Historic Tax Credit program.

Highlights of the New Legislation:

- The state historic tax credit will now be equal to 35% of Qualified Rehabilitation Expenditures statewide except in Kansas City and St. Louis. In those two cities, the state tax credit will continue to be 25% of QREs.
- Nonprofit entities are now eligible recipients of state historic tax credits. Previously only taxpaying individuals and entities were eligible for state historic tax credits. (*Note: Nonprofit entities are still not eligible recipients of FEDERAL historic tax credits.*)
- State Preliminary Applications can now be submitted for properties that are not yet listed on the National Register so long as they are in the process of being listed, as demonstrated by submission of a Federal Part 1 application or a draft National Register nomination. This provision brings the state program into line with the federal program.

- The new law instructs DED to establish an independent review panel to review appeals of any official decision made by DED or SHPO regarding any Missouri historic tax credit applications, including all preliminary or final approvals, denials of approvals or dollar amounts of issued tax credits.
- Small-cap projects – those with under \$1.1 million in QREs (under \$275,000 in tax credits) – will have 24 months from the date of issuance of the letter from DED granting approval to commence rehabilitation. This means the applicant must incur no less than 10% of the estimated costs of rehabilitation by that date. Prior to Aug. 28, 2024, they only had nine months to spend 10%.
- Large-cap projects – those with over \$1.1 million in QREs – will have 36 months after an award is issued to meet the 10% incurred costs test (also known as the measuring period); prior to Aug. 28, 2024, they only had nine months to spend 10%.
- Historic schools and theaters do not get scored by DED, even if they are large-cap projects (i.e., over \$1.1 million in QREs). Thus, they do not have to compete against other large-cap projects for tax credits.

Other Features of the New Legislation:

The new legislation mandates that “State historic rehabilitation standards shall not be more restrictive than the Secretary of the Interior’s Standards for Rehabilitation set forth under 36 CFR 67.” There is no separate set of standards for state historic tax credits, and SHPO will continue to review all state and federal applications using the Secretary of the Interior’s Standards for Rehabilitation.

As reported in the August 2024 APS Newsletter, DED rule changes went into effect on July 1, 2024; many of those rule changes are also covered by the new legislation. These include:

- DED established an application cycle that allows for year-round submission and year-round receipt and review of large-cap projects.

- For phased projects, applicants need only submit one preliminary application describing all phases, rather than separate applications for each phase.
- Conditions on a state preliminary application or on a Federal Part 2 application shall not delay preliminary state approval but shall be addressed by the applicant for final approval of such applications.

The full text of the legislation can be found at

<https://documents.house.mo.gov/billtracking/bills241/hlrbillspdf/4483S.04T.pdf>
on pages 51-64.

SHPO at MO-Pres – Come Find Us!

Coming up at the end of September, the **Missouri Preservation Alliance** will host their 2024 Annual Conference at Echo Bluff State Park with three days of panels, workshops and tours in the Missouri Ozarks. There will be presentations on everything from steel windows to Missouri State Parks, the Missouri Capitol’s bronze doors, Missouri-born architect Charles Eames, Missouri Humanities’ Small Town Showcase initiative, Sustainability Guidelines for historic architecture, creating a Historical Legacy District to document “what no longer exists,” and much more.

Keynote Luncheon on Thursday: This year’s Keynote Speaker will be **Jason Lott**, superintendent of the Ozark National Scenic Riverways, which is managed by the National Park Service and encompasses 80,785 acres across multiple counties in southern Missouri. The ONSR features 134 miles of the Current and Jacks Fork Rivers and was the first national park area established to protect a river system. In 2022, the ONSR began extensive restoration work on the historic buildings located within the Big Spring Historic District in Van Buren, including the park’s dining lodge, cabins and former museum building. If you have any questions for Jason or his team about the ONSR park or the restoration project, please leave them at the MO-Pres website at <https://preservemo.org/we-educate/conference/2024-conference-eminence/keynote/> and he will be sure to answer them during his keynote address.

Among the wide range of speakers at the conference, SHPO team members will be offering “Preservation 101” topics every day and representatives from the

Department of Economic Development will be joining us for the Friday morning session. Learn more about SHPO's many program areas at the following sessions:

Wednesday, Sept. 25:

- 10:30 to 11:45 a.m. - National Register and Survey
- 1:45 to 3 p.m. - Section 106 Review

Thursday, Sept. 26:

- 9 to 10:15 a.m. - The Missouri CLG Program and HPF Grants
- 10:30 to 11:45 a.m. - A Primer on Historic Tax Credit Programs

Friday, Sept. 27:

- 9 to 10:15 a.m. - Updates on Changes to Missouri HTC Program
- 1:45 to 3 p.m. - Cultural Resource Information System (CRIS) Information Session

SHPO APS team members will also be available for consultations on Thursday afternoon by appointment to discuss any federal or state historic tax credit questions you may have.

For more details about the MO-Pres conference check out the schedule at <https://preservemo.org/we-educate/conference/2024-conference-eminence/sessions-schedule>. Online registration for the conference closed on Sept. 9, but on-site/walk-up registrants will still be welcome at the conference. *Newsletter coverage of the Mo-Pres meeting will be in the November issue.*

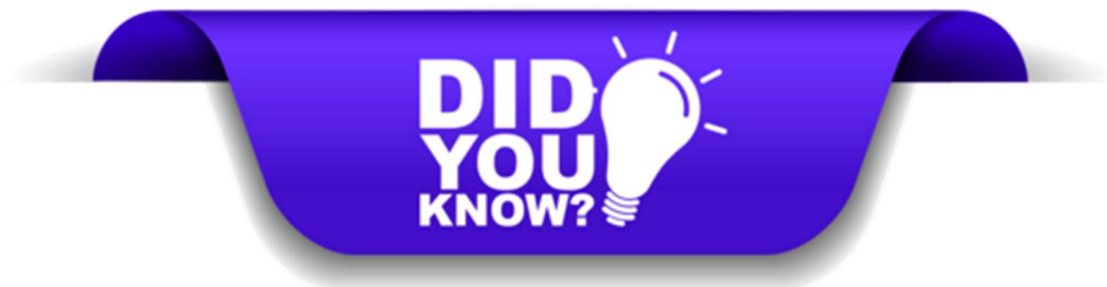
On the SHPO Calendar: Missouri Advisory Council on Historic Preservation Meetings

The Missouri Advisory Council on Historic Preservation (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 council meets at least three times a

year (usually four) to vote on finalized drafts of National Register nominations submitted to SHPO, and the meeting schedule for 2025 has been announced. The 2025 schedule is posted at <https://mostateparks.com/page/85656/nominations-national-register>. The final meeting for 2024 will be on Oct. 11, 2024, in Jefferson City.

“Case-Study Snapshots”: A New E-Newsletter Series from Technical Preservation Services

Technical Preservation Services, the branch of the National Park Service that administers the Federal Historic Preservation Tax Incentives program for rehabilitating historic buildings, is launching an e-newsletter series featuring case studies of successful tax incentive projects from across the nation. These case studies will illustrate the flexibility inherent in the Secretary of the Interior’s Standards for Rehabilitation and how they have been used and applied to all kinds of historic rehabilitation projects and circumstances. Subscribing to the e-newsletter is the best way to stay up to date and informed on the most recent guidance issued by TPS. If you are already on the TPS email list, you should receive the e-newsletter automatically. If you do not already receive TPS emails, you can subscribe at www.nps.gov/orgs/1739/keep-in-touch-with-tps.htm.



[Missouri Main Street Connection \(momainstreet.org\)](http://momainstreet.org) is a statewide nonprofit organization devoted to preservation-based economic development. They work to make the “Main Street Approach” available to any community in Missouri, with the goal of educating and empowering communities to lead the revitalization of their downtowns and neighborhood commercial districts. The “Main Street Approach” was developed by **[Main Street America \(mainstreet.org\)](http://mainstreet.org)**, a subsidiary of the **[National Trust for Historic Preservation \(savingplaces.org\)](http://savingplaces.org)**. Main Street America

is a national nonprofit describing itself as a “network of community-builders” with over 1600 community coalitions nationwide.

MMSC was launched by the State of Missouri in 1989 with five communities participating in a three-year pilot program operated by the Department of Economic Development. Initially DED provided training, mentoring, and accreditation. Ten more communities were added the next year. State sponsorship ended in 2003, but local program managers kept the program alive, and in 2005 MMSC was formed as a nonprofit 501(c)(3) corporation, coordinating the statewide program on their own.

MMSC was one of the first statewide Main Street programs to be successful as a nonprofit organization. Today Missouri has 53 Main Street communities at the Affiliate, Associate, and Accredited tiers. Most of these are local nonprofit organizations, but some local governments are also Main Street communities.

While both MMSC and the State Historic Preservation Office are devoted to promoting historic preservation, there is little formal connection between the two. However, there is a lot of overlap: most Missouri communities with Main Street programs are also Certified Local Governments (CLGs), and in fact all Accredited Main Street communities in Missouri are CLGs.

What’s a Certified Local Government, you ask? Stay tuned, those will be explained in the October 2024 issue of *Preservation Matters*.

➤ **UPCOMING CONFERENCES**

SEP 25
-THRU-
SEP 27

Missouri Preservation Annual Conference

Location: Echo Bluff State Park outside of Eminence, Missouri
Info: <https://preservemo.org>

OCT 9
-THRU-
OCT 11

Reclaiming Vacant Properties Conference

Location: St. Louis, MO
Info: <https://communityprogress.org/rvp24/>

OCT 10
-THRU-
OCT 11

Novogradac 2024 Historic Tax Credit Conference

Location: InterContinental Kansas City at the Plaza
Info: <https://novoco.com/events/novogradac-2024-historic-tax-credit-conference>

In Our Next Issue:

In the October 2024 issue of *Preservation Matters*, meet SHPO's new program director, Dawn Scott! Plus we'll feature historic preservation in St. Louis, an introduction to Certified Local Governments and much more.

Banner Photograph:

The banner photograph for this issue shows a detail of a historic marble fireplace that the APS team saw during an August site visit in Saint Louis. This is one of the original fireplaces in an elegant single-family house built in the 1870s in what is now the Liggett & Meyers National Register Historic District. Original fireplace surrounds are character-defining features and should always be retained to meet the Secretary of the Interior's Standards for Rehabilitation.

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>

