



APS NEWSLETTER | DECEMBER 2024



PRESERVATION

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

Matters



News from DED: *Angel Moscato* joined the Department of Economic Development several months ago. She replaced *Jennifer Kingsbury* as the program administrator for the Historic Tax Credit program. When contacting DED regarding Missouri HTC applications, please reach out to Angel at 573-751-7939 or via email at angel.moscato@ded.mo.gov. We also owe a belated congratulations to **Jennifer Kingsbury**, who was promoted to the position of senior economic development specialist earlier this year. Congratulations, Angel and Jennifer!

Missouri SHPO Plans for Preservation Symposium and Month-Long Celebration of Preservation Month

May is Preservation Month, and SHPO is planning now for a monthlong celebration of all things Historic Preservation. Please mark your calendars for our Preservation Symposium on Thursday, May 1, 2025, to take place in Jefferson City. The theme will be

“Historic Preservation as a Tool for Economic Development.” Watch this space for more information as it evolves.

Missouri’s NPS Reviewers Visit the State



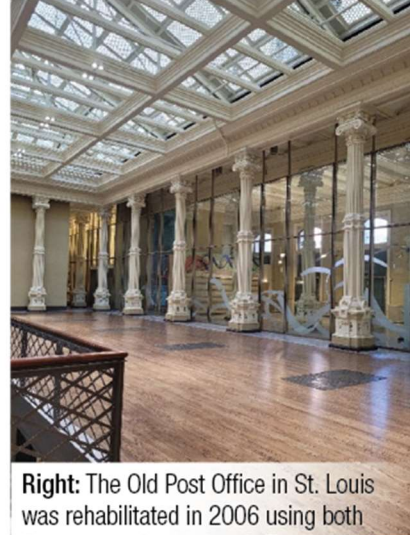
Left to Right: Brian Goeken, Elizabeth Tune, Vincent Lake, and Liz Petrella of the National Park Service's Technical Preservation Services (TPS) division.

For SHPO’s APS team, the visit from our NPS tax credit reviewers in early October was a major highlight of 2024. Liz Petrella and Vincent Lake joined the APS team for tours of St. Louis, Kansas City, and points in between, making as many site visits as could be squeezed into three 12-hour days. In addition to site visits, they met many of you at the two meet-and-greet events in St. Louis and Kansas City. TPS Chief Brian Goeken and NPS tax credit reviewer Elizabeth Tune joined us for a Listening Session in St. Louis regarding both the Federal and State Tax Credit programs.

In a series of site visits in downtown St. Louis, the SHPO and NPS teams visited a current tax credit project, a future tax credit project (for a pre-application consultation), and the Old Post Office, a tax credit project that was completed in 2006.



Left: The SHPO and NPS teams visiting a current tax credit project in downtown St. Louis.



Right: The Old Post Office in St. Louis was rehabilitated in 2006 using both Federal and State Historic Tax Credits.

We then toured South St. Louis with stops in the Kingshighway Hills Commercial Historic District, the Gravois-Jefferson Streetcar Suburb Historic District, the St. Francis de Sales Historic District and the Fox Park Certified Local District. We also toured North St. Louis with stops in the Columbia Brewery Historic District and the Murphy Blair Historic District. The SHPO and NPS reviewers learned about several scattered site development projects that use both HTC and LIHTC credits to provide low-income housing in historic buildings and neighborhoods.



Left to right: Vincent Lake, Melinda Stewart, Jason Deem, Christopher Stone, Liz Petrella, and Ethan Starr.

Soulard, one of St. Louis' oldest neighborhoods, was also on display at the meet-and-greet event hosted by the Landmarks Association of St. Louis. SHPO and NPS teams enjoyed the opportunity to chat more informally with everyone who attended, and we greatly appreciate the hospitality of Andrew Weil, executive director, and Katie Graebe, preservation specialist, for welcoming the St. Louis preservation community.

The Listening Session, which took place in the Wainwright State Office Building, was well attended, and gave preservation consultants, developers and architects an opportunity to share their concerns and ask questions about both the Federal and State HTC programs, NPS and SHPO.



The Columbia Brewery Historic District

In Kansas City, the team toured several sites in the West Bottoms Historic District. For Liz and Vince, the visit to Missouri allowed them to become familiar with the geography of the state and especially with the two largest cities, where most of the tax credit projects they review are located. En route to Kansas City, we also made stops in Columbia, Boonville, Blackwater and Independence, so Liz and Vince got to see historic preservation at work in a few of the smaller cities and communities of Missouri.

In Kansas City we also enjoyed a meet-and-greet event hosted by Missouri Humanities in their office in the historic coach house of the Kansas City Museum. We are grateful to Ashley Beard-Fosnow, executive director of Missouri Humanities, for opening this space to the Kansas City preservation community. We are also grateful to the Kansas City Museum; normally closed on Wednesdays, the Museum opened its doors for us for one hour prior to the meet-and-greet.

The NPS and SHPO teams want to thank everyone who shared in this historic preservation adventure, from leading us on site tours to attending special events.



From left to right: Elizabeth Hornbeck, Liz Petrella, Vincent Lake, and Christopher Stone in the historic town of Blackwater, Missouri



SHPO and NPS tax credit reviewers touring the West Bottoms Historic District in Kansas City with project developers.

A Cultural Resource Information System (CRIS) for Missouri

The Missouri State Historic Preservation Office will be requesting appropriation authority from the legislature in the upcoming session to spend \$2,237,373 from the Historic Preservation Revolving Fund (HPRF) on the development of a Cultural Resource Information System (CRIS). The SHPO will also be asking the legislature to give the HPRF its full 10% annual allocation of the Nonresident Athletes and Entertainers Tax (roughly \$3.7 million) to cover the expense.

The CRIS will be a web-based portal where stakeholders could access information about historic properties and submit projects to SHPO for review. Missourians would be able to type in an address and see at the click of a button whether it has been surveyed or listed on the National Register of Historic Places with links to the relevant documents. HTC applicants could log into the Missouri CRIS to submit an application for review. They could then check its current status, confirm which reviewer has been assigned to it, and see other relevant details without having to email or call SHPO to request the information. Staff would spend less time logging and tracking projects so applicants and consultants would experience reduced review times.

Four other states, New York, Pennsylvania, Hawaii and Idaho, have adopted such integrated systems. New York and Pennsylvania have similar workloads to the Missouri SHPO in various program areas. In all cases, the installation of an integrated CRIS led

to significant decreases in review times and increases in customer engagement with SHPO data.

It will take around five years to develop a CRIS platform for Missouri. A subscription fee will be charged for access to the system to offset its ongoing fees. A majority of respondents to a SHPO survey about CRIS stated that they would be willing to pay for subscriptions.

Below are three examples from Pennsylvania, New York and Idaho's integrated CRIS websites, which provide a sense of what a Missouri CRIS interface might look like.

Below: Pennsylvania's PASHARE Menu Page

Below: New York's NYCRIS Resource File and Map

Below: Idaho's ICRIS list of active Section 106 Projects

Active Section 106 Projects					
Project No.	Name	Status	Lead Agency	Agency Finding	SHPO Finding
2023-569	10075841 / ID29 / MOSCOW DORMITORY, 52 West Paradise Creek St., Moscow, Latah County, 83843	In Progress	Federal Communications Commission (FCC)		
2025-30	100 West Road, Burley, Idaho	Lead Agency Review	Idaho Transportation Department (ITD)	No Comment	
2024-601	1012 West 3rd Ave Nezperce	In Progress	Idaho Department of Health and Welfare (DHW)		
2025-29	10187 W La Jolla Ct Boise, ID 83709 Submitted 10/9/24	Complete	Office of Energy & Mineral Resources (Idaho OEMR)	No Adverse Effect	No Properties/No Effect
2024-1085	101 Fire Emergency Stabilization and Rehabilitation (ESR) Submitted 9/10/24	Complete	BLM, Shoshone	No Properties/No Effect	No Properties/No Effect
2019-60	1115 N. Hayes Ave., Pocatello	Not Started	Department of Housing and Urban Development (HUD)		Adverse Effect
2024-512	115 S Main St Hailey	Lead Agency Review	Office of Energy & Mineral Resources (Idaho OEMR)	No Adverse Effect	
2020-309	116 S 6th Street, Boise; Sixth & Grove; Logan & Lucy; 6th & Grove	Not in Progress	Department of Housing and Urban Development (HUD)		Adverse Effect
2020-959	1218 E Center St, Pocatello, 83201	Not Started	Department of Housing and Urban Development (HUD)		Adverse Effect

Novogradac HTC Conference, Kansas City

The Novogradac 2024 Historic Tax Credit Conference met in Kansas City on Oct. 10-11 to discuss Federal and State Historic Tax Credit programs affecting developers and investors in historic preservation projects. Named for its founder Michael Novogradac, this is a national professional services organization that offers a wide range of consulting services with a major emphasis in the real estate sector. They offer a number of specialized annual conferences and workshops dedicated not only to HTCs but other tax incentive programs like LIHTC, Renewable Energy Tax Credits, New Markets Tax Credits, and Opportunity Zones.

This year's HTC Conference opened with a conversation with Rep. Darin LaHood (R-Ill.), a leading proponent of the HTC program. During a "fireside chat" with Michael Novogradac, Rep. LaHood expressed his continuing support for the Federal HTC program.

In two conference sessions, panelists talked about federal legislation including the Tax Relief for American Families and Workers Act of 2024 (H.R. 7024); the Tax Cuts and Jobs Act provisions set to expire on Dec. 31, 2025; the Historic Tax Credit Growth and Opportunity Act (HTC-GO); and the Revitalizing Downtowns and Main Streets Act. The panels urged audience members to advocate for preservation policy by joining the Historic Tax Credit Coalition; check out the website historiccredit.com/take-action to learn more. The National Trust for Historic Preservation also has an e-advocacy tool; see savingplaces.org/grassroots-advocacy to download their Advocacy Toolkit.



Left to right: John DeJovine, Novogradac (moderator); Cindy Hamilton, Heritage Consulting Group; Brian Goeken, NPS; Rebecca Mitich, Husch Blackwell; and Joshua Jeffers, J. Jeffers & Co.

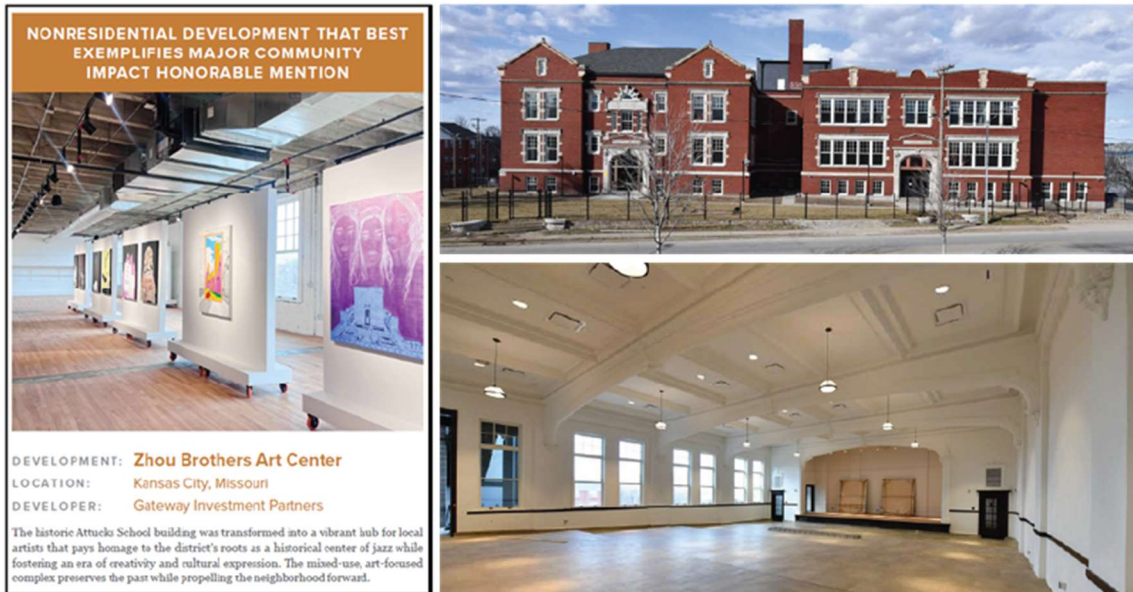
Brian Goeken, the chief of TPS at NPS, sat on a panel called “Making the Three-Part NPS Process Work.” Panelists discussed the rehabilitation of the Horlick Malted Milk Company Industrial Complex in Racine, Wisconsin, as a case study for the HTC application process, including design and development challenges along the way that were successfully negotiated in conversations between the applicants, NPS, and the Wisconsin SHPO. Another case study, presented in a panel called “Lessons from a Successful HTC Development,” was the rehabilitation of the Fairmont Breakers Long Beach Hotel in California, focusing on how the capital stack changed throughout the project in response to delays caused by the pandemic and other factors. In a panel called “Filling the Gaps,” experts discussed how gaps in the capital stack for an HTC project can be addressed by the use of other tax incentives such as LIHTC, New Markets Tax Credits, and Opportunity Zone Incentives, as well as by bridge loans, Tax Increment Financing (TIF), Payment In Lieu Of Taxes (PILOT) financing, Property Assessed Clean Energy (PACE) financing, and other state and local funding options. They also discussed how equity from the Federal HTC program can be monetized in the capital stack.

In the session devoted to State Historic Tax Credit programs, Missouri had a prominent place as one panelist discussed changes resulting from the 2024 DED rule changes

and the Missouri Historic, Rural Revitalization, and Regulatory Streamlining Act. Panelist Shawn Whitney, of the Polsinelli law firm, stated that with the new legislation now in effect, Missouri has one of the best State HTC programs in the nation. The Novogradac website maintains an interactive map that summarizes the details of each state's HTC program, including eligible applicants, the percentage reimbursed, annual state caps, transaction caps, and substantial rehabilitation thresholds; see <https://www.novoco.com/resource-centers/historic-tax-credits/state-htc-program-descriptions> for the interactive map shown below:

The screenshot displays the Novogradac website's "Historic Tax Credit Resource Center" page. The top navigation bar includes the Novogradac logo, a search bar, and links for Company, Partners, News and Analysis, Careers, My Account, View Cart, and a Subscribe button. Below the navigation bar, the page title "Historic Tax Credit Resource Center" is prominently displayed. On the left side, there is a vertical menu with categories such as News, HTC Basics, Legislation and Rulings, Guidance, State HTCs, Research and Resources, and Related Programs. The "State HTCs" section is expanded, showing "State HTC Program Descriptions" and "Notices and Related Documents". Below the menu, there are links for "My Account" and "Subscription Center", along with a "Sign Up For Novogradac Industry Alert Emails" button. The main content area features the heading "State HTC Program Descriptions" above a map of the United States. The map uses color-coding to represent different HTC programs: yellow for states like Missouri, Florida, and Virginia; brown for states like California, Texas, and New York; and white for states like Washington, Oregon, and Wyoming. The map includes a mapbox logo and copyright information for Mapbox and OpenStreetMap.

Another highlight for Missouri was the *Novogradac Journal of Tax Credits* Historic Rehabilitation Awards for 2024, in which the Honorable Mention for a “Nonresidential Development That Best Exemplifies Major Community Impact” went to the Zhou Brothers Art Center in Kansas City. Formerly the Crispus Attucks School, it was built in 1905 and expanded in 1922; it was placed on the National Register of Historic Places in 1991 under Criterion A for its role in the educational history of the Black community of Kansas City. It was rehabilitated using both Federal and State Historic Tax Credits.



Above: Crispus Attucks School, Kansas City, now the Zhou Brothers Art Center

Below: The Attucks School gymnasium, with its large open gathering space, was retained in the rehabilitation of the building for use as an arts center. Historic materials and features all were either retained or replaced with compatible materials.

SHPO at the Southern Historical Association Conference, Kansas City



SHPO tax credit reviewer Ethan Starr talks with SHA conference attendees about SHPO's activities in Missouri.

On Oct. 26 SHPO was invited to “take over the Public Square” at the Southern Historical Association’s annual conference, which was also open to the Western History Association's conference attendees. The Public Square is a hub for all things Public History in the conference’s exhibit hall, a place for conference attendees (mostly academics) and public-facing historical and cultural organizations based in Missouri to gather, learn and connect. SHPO embraced the opportunity to share about our organization’s mission and impact, and we also used the event to promote careers in historic preservation.

Congratulations to St. Louis Award Winners

On Oct. 4, 2024, St. Louis Mayor Tishaura O. Jones and St. Louis Development Corporation (SLDC) celebrated local businesses and organizations for their commitment to the City of St. Louis in several categories that align with the city’s Economic Justice Action Plan. These include two recent Historic Tax Credit projects and their developers:

- **The Victor** was named **Development of the Year**. Originally known as the **Butler Brothers Warehouse**, it was built in 1906 as the St. Louis warehouse for a Chicago-based consumer goods wholesaler. Using both Federal and State Historic Tax Credits, it has been rehabilitated into a mixed commercial and residential building, with nearly 400 units, by the Development Services Group and Trivers Architects, with the help of preservation consultant Karen Bode Baxter.

Architectural Record writes, “The Victor demonstrates that a complex material history has a distinct type of value. Worn marble stairs and hulking fire doors (now fixed in place as decoration) add little on their own to a list of quantifiable amenities, but they multiply the value of everything else, if only by a little. When repeated dozens of times the effect is significant....Noticing such a detail creates a sense of historical depth—and, for people who live in the building, a sense of stewardship of this weighty history.” (Matthew Allen, “In Downtown St. Louis, The Victor Stands as a Triumph of Adaptive Reuse,” in *Architectural Record*, May 28, 2024.)



Left: The Butler Brothers warehouse in the 1950s.



Right: The Victor, today.

- **Garcia Construction** was named **Developer of the Year**, specifically in the category of Equitable and Inclusive Development. For several years, Garcia Construction has had several redevelopment projects in the City going on at any one time, most of them using the HTC program. They have focused their efforts in the Kingshighway Hills Commercial Historic District, leading the overall economic revitalization of that neighborhood. Berto Garcia writes that

the current rehabilitation of the Kingswa Building, located at the intersection of S. Kingshighway Boulevard and Chippewa Street, is “the most impactful rehab we have ever done, at the intersection of two of the busiest streets in the City....I believe the project is a perfect example of how the (HTC) program helps provide these buildings a second life.” Garcia Construction is a certified minority business within the City of St. Louis.

Congratulations to Kansas City Award Winners

On Nov. 12, Historic Kansas City celebrated its 50th Anniversary and handed out its 2023-24 Historic Preservation Awards to rehabilitation projects in multiple categories. SHPO congratulates the winning projects, most of which used Federal and/or State Historic Tax Credits. Here are only those buildings in Missouri, though the event also recognized projects in Kansas City, Kansas:

Best Adaptive Re-Use:

Zhou B Art Center (Crispus Attucks School, 1905, 1922), 1818 E. 19th St.

The Residences at Park 39 (Westport High School, 1908, 1964, 1992), 315 E. 39th St.

The Mark Apartments (The Mark Twain Tower / Continental Hotel, 1924), 106 W. 11th St.

The Midland Lofts (The Midland Office Building), 1221-1233 Baltimore Ave.

Best Contribution to Affordable Housing Through Preservation:

The St. Regis Apartments (The St. Regis Hotel, 1914), 1400 East Linwood Blvd.

The awards ceremony also recognized organizations and publications that have contributed to local preservation efforts and advocacy. Congratulations, all!

Recommended Reading

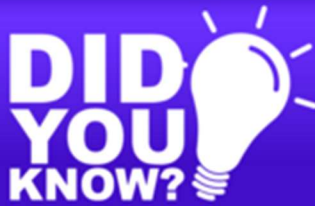
- Chris Johnston and Kari Wolff, “The Economic Benefits of Historic Preservation,” Oct. 22, 2024, <http://www.momainstreet.org/the-economic->

[benefits-of-historic-preservation/org/the-economic-benefits-of-historic-preservation/](#)

Appearing in a recent newsletter from Missouri Main Street, this article discusses how historic districts bring economic benefits to their communities by attracting heritage tourism, fostering community revitalization, creating business incubation locations, and increasing sustainability and value. We in SHPO's APS unit are witness to these economic benefits every time we make site visits and interact with applicants to the HTC program.

- Andrew Sheeley, "Ozarks' Giraffe Rock buildings growing focus of study," May 22, 2024, pulaskicountyweekly.com/news/ozarks-giraffe-rock-buildings-growing-focus-of-study/article_8dda06e2-183c-11ef-8ab1-ef7e088df134.html

On May 14, 2024, Professor Barbara Williams of Missouri State University-West Plains led a gathering of artists, writers and masons from across Missouri to celebrate and brainstorm ways to preserve the Ozarks' giraffe rock architecture. Professor Williams is currently working on a book about these structures, which readers of *Preservation Matters* will remember as the focus of our November 2024 newsletter. Although giraffe rock technically refers to only one specific form of Ozark rock masonry, in recent decades the term has been applied to all of the surviving styles. The gathering brought together many current owners of Ozark rock buildings, who discussed long-term maintenance and preservation of the building type. No nonprofit yet exists solely dedicated to preserving Ozark giraffe rock buildings.



Did you know that Missouri has a number of nonprofit organizations devoted to historic preservation? Whether they are statewide or local advocacy groups, SHPO works with each of them to promote our shared goal: historic preservation in Missouri. Here's a quick reference guide:

Statewide Preservation Advocacy Nonprofit:

- Missouri Alliance for Historic Preservation, or MO Pres:
<http://preservemo.org>

Local Preservation Advocacy Nonprofits:

- Landmarks Association of St. Louis: <https://www.landmarks-stl.org>
- Historic Kansas City: <https://www.historickansascity.org>
- CoMo Preservation (Columbia): <https://www.comopreservation.org>
- Historic Florissant: <https://historicflorissant.com>
- Historic City of Jefferson: <https://www.historiccityofjefferson.org>
- Foundation for Restoration of Ste. Genevieve:
<https://www.historicstegen.org>
- Friends of Historic Boonville: <https://friendsofhistoricboonvillemo.org>
- Carthage Historic Preservation:
<https://www.carthagehistoricpreservation.org>
- Blackwater Preservation Society:
<https://www.blackwaterpreservationsociety.org/history>

- Friends of Arrow Rock: <https://friendsofarrowrock.org>

These local nonprofit organizations represent an important part of a community's heritage network as a voice for accessing local history through significant buildings and landscapes. They do the hard work of educating their citizenry, liaising with local government, and energizing their local Historic Preservation Commissions. Even as most of these city governments remain active participants in the Certified Local Government Program, in coordination with the Missouri SHPO and National Park Service, preservation advocacy nonprofits do important work to raise awareness of threats or opportunities affecting historic buildings. When looking for preservation resources where you live, it's a good idea to check out local and statewide nonprofit and governmental organizations. And don't forget about SHPO, we are here to help!



On the SHPO Calendar



Tools for Financing Historic Preservation, Columbia

SHPO team will be in Columbia to speak at the December meeting of CoMo Preservation in an event co-sponsored by CoMo Preservation and the Columbia Historic Preservation Commission. Andrew Dial will speak on HPF grants; Elizabeth Hornbeck will speak on Historic Preservation Tax Credits; and Columbia developer Tanner Ott will talk about historic preservation from the local, hands-on view. The event will be held in the Columbia Public Library at 100 West Broadway from 6 to 7:45 p.m. on Tuesday, Dec. 17. For more information go to www.comopreservation.org.



Missouri Advisory Council on Historic Preservation (MOACHP) Quarterly Meeting

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 first meeting of 2025 will take place on Friday, Jan. 10, 2025, in Jefferson City. The entire 2025 schedule is posted at <https://mostateparks.com/page/85656/nominations-national-register>.



Historic Preservation Workshop, Columbia

SHPO staff will be in Columbia again for a longer workshop that will include more in-depth talks on grants, The National Register, and the Secretary of the Interior's Standards for Rehabilitation. The event is co-sponsored by CoMo Preservation and the Columbia Historic Preservation Commission. It will be held in the Columbia Public Library at 100 West Broadway from 1 to 4 p.m. on Saturday, Feb. 8. For more information go to www.comopreservation.org.

Meet Missouri's NPS Tax Credit Reviewers

Liz Petrella and Vincent Lake became the tax credit reviewers for Missouri in January 2022. While many of you had the opportunity to meet Liz and Vince when they were in Missouri recently, we thought we'd share more information about their backgrounds and experience.



Vincent Lake

Vincent Lake started with the National Park Service in 2021 as a tax credit reviewer in Technical Preservation Services and recently became a supervisory architect there. He has a Master of Construction Management and a Ph.D. in Design, Construction and Planning from the University of Florida, where he also taught historic preservation and sustainability. Vince worked for the City of San Francisco researching storybook style architecture and for the ICOMOS World Heritage Centre in Paris before moving to Maryland. In Maryland, he worked for the SHPO administering the capital grant and loan program unit, where much of his time was spent working with the African American Heritage Preservation Program. Fun fact, Vince has a special interest in roofing systems and materials, while both NPS reviewers for Missouri share a love of concrete rock face block!

Liz Petrella is an architectural historian with Technical Preservation Services (TPS) of the National Park Service. Liz started as an intern with TPS in 2004 while working toward her master's degree at the University of Maryland. She has been with TPS ever since! Liz is responsible for the review of federal historic tax credit projects for compliance with the Secretary of the Interior's Standards. She has worked on publications and guidance related to the tax credits as well as sustainable treatments and HVAC and their use on historic properties. Liz holds a Master of Historic Preservation degree from the University of Maryland.



Liz Petrella

In Our Next Issue:

In the January 2025 issue of *Preservation Matters*, we will provide more details about SHPO's second annual Preservation Symposium scheduled for May 1, 2025, and we'll let you know about our most recent activities in support of historic preservation in Missouri. For now we wish everyone a peaceful and joyful holiday season.

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>