



APS NEWSLETTER | JULY 2025



MISSOURI
DEPARTMENT OF
NATURAL RESOURCES



MISSOURI
STATE PARKS

PRESERVATION

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

Matters



News about our Federal Funding: Missouri SHPO is very pleased to share the news that on July 1, the National Park Service posted the Notice of Funding Opportunity on Grants.gov for FY 2025 apportionment funding for both SHPOs and THPOs. What this means is that the federal allocation of the Historic Preservation Fund monies for Federal Fiscal Year 2025 were released by the Federal Office of Management and Budget.

Funding for the HPF comes from Outer Continental Shelf oil and gas lease revenues, not tax dollars, and an amount is appropriated annually by Congress. Awards from the HPF are made to States, Tribes, Territories, local governments and nonprofits. The fund is the primary Federal funding source for matching grants to State and Tribal historic preservation offices and other eligible recipients to pay for such things as surveys and repair of historic resources, training, nominations to the National Register of Historic Places, and grants to local jurisdictions for their preservation priorities.

Release of the FFY25 HPF is good news for SHPOs, and it's good news for all the grantees – local government entities and non-profits who apply for grants from our office. We want to acknowledge and thank our partner organizations, individuals, advocates and colleagues throughout the United States for their advocacy for historic preservation. We are now looking ahead to FFY26. The Administration's proposed FY2026 budget eliminates almost all funding for SHPOs and THPOs. We are watching this budget request as it moves through Congress.

Please join SHPO at Missouri's Premier Downtown Revitalization Conference, July 22-24

Missouri Main Street Connection, the statewide nonprofit organization associated with the Main Street America national nonprofit, is gearing up for their statewide annual conference July 22-24 in St. Charles at the St. Charles Convention Center. MMSC is one of our partner organizations dedicated to preserving historic Main Streets throughout Missouri.

SHPO has organized one panel as part of the Property Owner track scheduled for Wednesday, July 23. The SHPO panel, called "Historic Rehabilitation: Working with Historic Tax Credits," is being organized by **Elizabeth Hornbeck**, SHPO's historic tax credit coordinator. There will be two additional panelists: preservation consultant **Deb Sheals**, owner of Building Preservation, LLC in Columbia; and **Joel Fuoss**, a principal architect at Trivers architectural firm in St. Louis. Sheals and Fuoss will both be presenting successful historic tax credit projects that illustrate how federal and state historic tax credits can be used for the economic development of cities of various sizes, and will also illustrate what makes for a successful rehabilitation project according to the Secretary of the Interior's Standards for Rehabilitation.



CONFERENCE SESSIONS

Property Owner

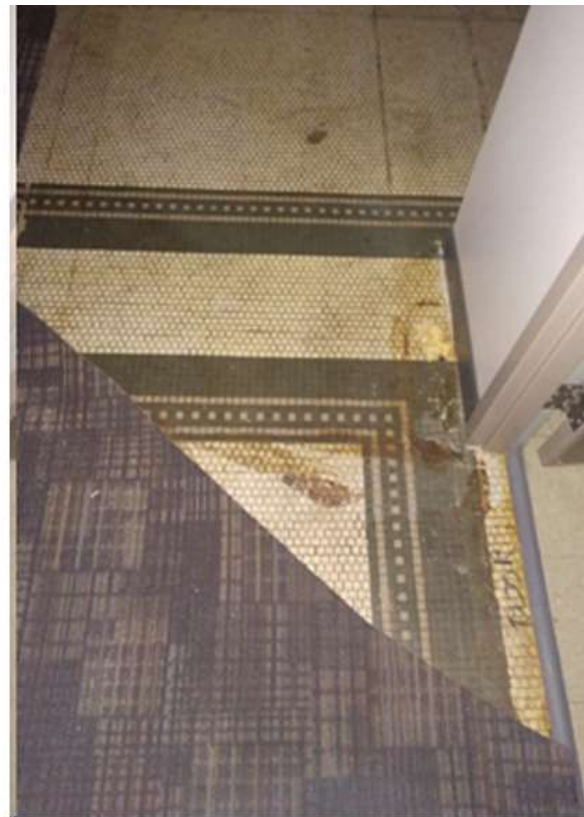
 <p>Danny True "From Vacant to Vibrant: How Innovative Property Owners Can Lead By Example"</p>	 <p>April True</p>	 <p>Sarah Angst</p>	 <p>Taylor Moore "Business Stories from the St. Charles Four Points Grant Program"</p>
 <p>Dana Gould "Value of the Feasibility Study / Masterplan"</p>	 <p>Elizabeth Hornbeck "Historic Rehabilitation: Working with Historic Tax Credits"</p>	<p>Property Owner Track The Property Owner track will take place on Wednesday, July 23. While other sessions will be going on concurrently, all sessions for the Property Owner track will take place on Wednesday to allow property owners to attend one day.</p>	<p>Sessions Sample The sessions listed here are a sampling of the sessions available in the Property Owner track. Please view our website for the full list of sessions to see many more sessions that share tracks as the Four Points of the Main Street Approach™ work together.</p>

For more information about the conference see <https://mosmainstreetconference.com>.

In the September 2024 issue of this newsletter we ran a story about the 2024 MMSC conference, and in the “Did You Know?” section we described the history and purpose of the MMSC organization. You can find that issue, as well as all back issues of this newsletter, on the SHPO website at <https://mostateparks.com/page/84321/education-and-research#Newsletter>.

Rialto Building rehabilitation highlights the economic benefits of historic districts

On April 29, Missouri Preservation recognized 10 historic rehabilitation projects from around the state with their Preserve Missouri awards; most of the projects were rehabilitated using federal and state historic tax credits. One of these, the original **Rialto Building** in Kansas City – now known as the AC Hotel Kansas City – illustrates the use of National Register historic districts as a catalyst for revitalizing downtowns. In accepting the award, **John Campo** (of John T. Campo & Associates) described the process of getting the building NR-listed – a requirement in order for a project to be eligible for historic tax credits.



Left: The Rialto Building in Kansas City's financial district; **Right:** Prior to rehabilitation, careful removal of carpeting revealed that historic tile floors were still intact in the elevator lobbies. A detail of a restored tile floor after rehabilitation is shown in our banner photo this month.



Left: Marble staircase; **Right:** Terracotta decoration on the Rialto Building. Despite the prosaic name, “Commercial Style” buildings often had ornate details and luxurious materials.

Campo explained that the SHPO National Register reviewer who responded to their initial application – a preliminary determination of individual listing, or PDIL – told him the building was not historic enough to be individually listed in the National Register, but it could be listed as part of a historic district. Thus began the process that eventually resulted in the **East Ninth Street – Grand Boulevard Historic District**, which was listed in the NR on Aug. 18, 2020. We thought we’d feature that district in this issue of the newsletter.

The **East Ninth Street – Grand Boulevard Historic District** includes 14 properties previously listed individually in the NR, plus four contributing buildings that were not previously listed. While prior nominations focused on individual resources, the historic district nomination instead presents the buildings as “a unified ensemble reflective of the broader patterns of commercial and architectural development that shaped Kansas City’s central business district in the early- to mid-twentieth century” (NR nomination). Also known as the “skyscraper district,” located within the city’s financial district, this four-and-a-half-block area saw the creation of early steel-framed skyscrapers beginning in 1907. It includes five buildings ranging from 11 to 16 stories that introduced the early skyscraper technology to Kansas City: the R.A. Long Building (1906-1907), the Scarritt Building (1906-1907), the National Bank of Commerce (1907-1908), the Rialto Building (1910-1911), and the Grand Avenue Temple Office Building (1910-1911).

This historic district is listed in the NR with local significance under Criterion A (Historical Events) AND under Criterion C (Architecture). Its period of significance under Criterion C is 1907-1932, while its period of significance under Criterion A begins in 1904 and ends in 1970. Thus, the district’s combined period of significance is 1904 to 1970. The district nomination recognizes the importance of these resources as a unified group that “speaks to the broader patterns of commercial and architectural development in Kansas City’s central business district in the early- to mid-twentieth century” (NR nomination).

The 13-story **Rialto Building**, located at 906 Grand Blvd., exhibits the Commercial Style that developed in conjunction with the steel-framed tall office building during this period. Features of this style, as described in the NR nomination, include a clear exterior expression of their skeletal frames, expansive window bays, a tripartite organization of the design of the exterior elevations, and brick and terra cotta cladding. At the Rialto Building, the tripartite composition consists of a two-story “base,” nine floors of stacked offices, and a two-story “capital,” referencing the design of the ancient Greco-Roman classical orders consisting of a column with three parts – the base, the shaft, and the capital. In the Rialto, a darker material on the lower two floors (green-toned “enameled granite” terra cotta) contrasts with cream-colored terra cotta cladding on the upper floors, creating the impression of a heavy base, while the upper stories are separated from the lower ones by a richly decorated terra cotta projecting cornice with rams’ heads and gargoyles. It was designed by the architecture firm Smith, Rea & Lovitt of Kansas City.

In his remarks at the Missouri Preservation awards ceremony, Campo pointed out that this district nomination and the rehabilitation of the Rialto had been a catalyst for the rehabilitation of numerous commercial structures in downtown Kansas City. This knock-on effect can be seen in the current rehabilitation of the Sentinel Federal Savings Building on Walnut Street, a project that began in 2023 and is ongoing. The Sentinel Building was listed as part of the East Ninth Street – Grand Boulevard Historic District, like the Rialto.

The NR nomination for the East Ninth Street – Grand Boulevard Historic District was prepared by Shelby Shankle, historian, and John T. Campo, president, both with Campo Architects; and Beth Jacob, senior associate with MacRostie Historic Advisors.

Landmarks Association recognizes Tate Building and 12 other St. Louis projects with “most enhanced” awards

On May 29 the Landmarks Association of St. Louis bestowed their 2025 Most Enhanced Awards celebrating historic rehabilitation in St. Louis. Thirteen buildings were recognized, nine of which are completed Historic Tax Credit projects. These awards highlight the essential role that Historic Tax Credits play in preserving our state’s architectural history and the beauty of our built environment. Here is just one example:



Left: The Tate Motor Car Company Building before rehabilitation (2022); **Right:** After rehabilitation (2024). The original windows had been infilled with glass block, and the storefront had been concealed under painted metal panels. The rehabilitation returned historically compatible windows and storefronts to the building.

The Tate, at 3041 Locust St., was formerly known as the Tate Motor Car Company and is part of the Locust Street Automotive District, a NR-listed historic district in Midtown Alley. Built in 1918, this three-story brick warehouse was one of several buildings belonging to the Tate Motor Car Company, a Dodge distributor. In subsequent decades the building lost its original storefront, windows on the south elevation were infilled with glass block, and some windows and a door on the west façade were infilled with brick. As part of the rehabilitation, historically compatible storefronts, windows and a side door were returned to the building, which is now a mixed-use development.

For more information about the Landmarks Association “Most Enhanced Awards” see <https://landmarks-stl.org/events-2/most-enhanced/2025-most-enhanced/>

SHPO team visits National Building Arts Center and Cahokia Mounds

In early June SHPO staff held our annual team member retreat, which provides the opportunity to visit significant architectural and archaeological destinations. After all, our office works with both architectural and archaeological sites throughout the state. This year, we enjoyed a field trip to two sites near East St. Louis: Cahokia Mounds and the National Building Arts Center.

Cahokia Mounds, an Illinois State Historic Site, is also recognized as a UNESCO World Heritage Site as a place with “outstanding universal value.” It was the largest pre-Columbian settlement north of Mexico, and it was an important cultural, religious, and economic center of the Mississippian culture (800-1350). St. Louis itself – once known as “Mound City” – once had approximately 40 such earthen structures built by the same civilization that built the mounds at Cahokia. All but one of these have been destroyed. For more information about Cahokia see <https://whc.unesco.org/en/list/198>.

The National Building Arts Center houses architectural fragments from countless buildings that have been demolished in St. Louis, Kansas City, Chicago, New York and other cities. The Center occupies the former Sterling Steel Casting Company foundry in Sauget, Illinois, and they have a noteworthy research library and archive on-site. They hold the largest collection of built environment artifacts in the United States, with items such as 13,000 ornamental bricks, and all or part of 200 cast iron storefronts.



Left: Terra cotta lion head from the Marquette Hotel in St. Louis (built 1906, demolished 1988); see <https://web.nationalbuildingarts.org/recovery-projects/hotels/marquette/>

Right: Red and white *sgraffito* decoration from the Rivoli Theater in St. Louis (built 1896 as Caesar's Cafe, heavily altered in 1922 to become the Rivoli, and demolished 1983); see <https://www.builtstlouis.net/opos/townetheater.html>



Left: Terra cotta child's head from the Lincoln Trust Building in St. Louis (built 1898, demolished 1983); see <https://www.builtstlouis.net/opos/titleguaranty.html>

Right: A sampling of the NBAC's ornamental brick collection



Left: Ornamental domed turret from the Wiltshire Apartment Building in Kansas City (built 1928, demolished 2023), shown in a 2014 photograph from the National Register nomination. A photo of the demolition was printed in *The Kansas City Star* on February 1, 2023 (see Kevin Hardy, "Demolition starts in this Kansas City neighborhood as Royals push for downtown stadium").

Right: Salvaged polychromed terra cotta from the Wiltshire Apartment Building at the National Building Arts Center



Left and Right: The foundry yard at the NBAC holds artifacts composed of many different building materials including stone, terra cotta, and cast iron.

Rehabilitation helped some buildings withstand St. Louis tornado

As reported in our June newsletter, the May 16 tornado tore a path through St. Louis that was more than 20 miles long and nearly a mile wide in some places; it was on the ground for 24 minutes and damaged an estimated 5,000 structures. An estimated 3,000 trees were also destroyed.

On June 5, on a tour of tornado-ravaged areas of St. Louis with the St. Louis Cultural Resources Office and local preservation consultant Melinda Stewart, members of the APS team stopped by a recently rehabilitated home in the Skinker-DeBaliviere certified local district. As seen in the photo below, this house suffered much less damage than its neighbors on either side:



The historic brick masonry had recently been repointed, which strengthened these century-old walls, making them far less vulnerable to collapse. In cases of collapsed walls it was the pointing, not the brick, that gave way.

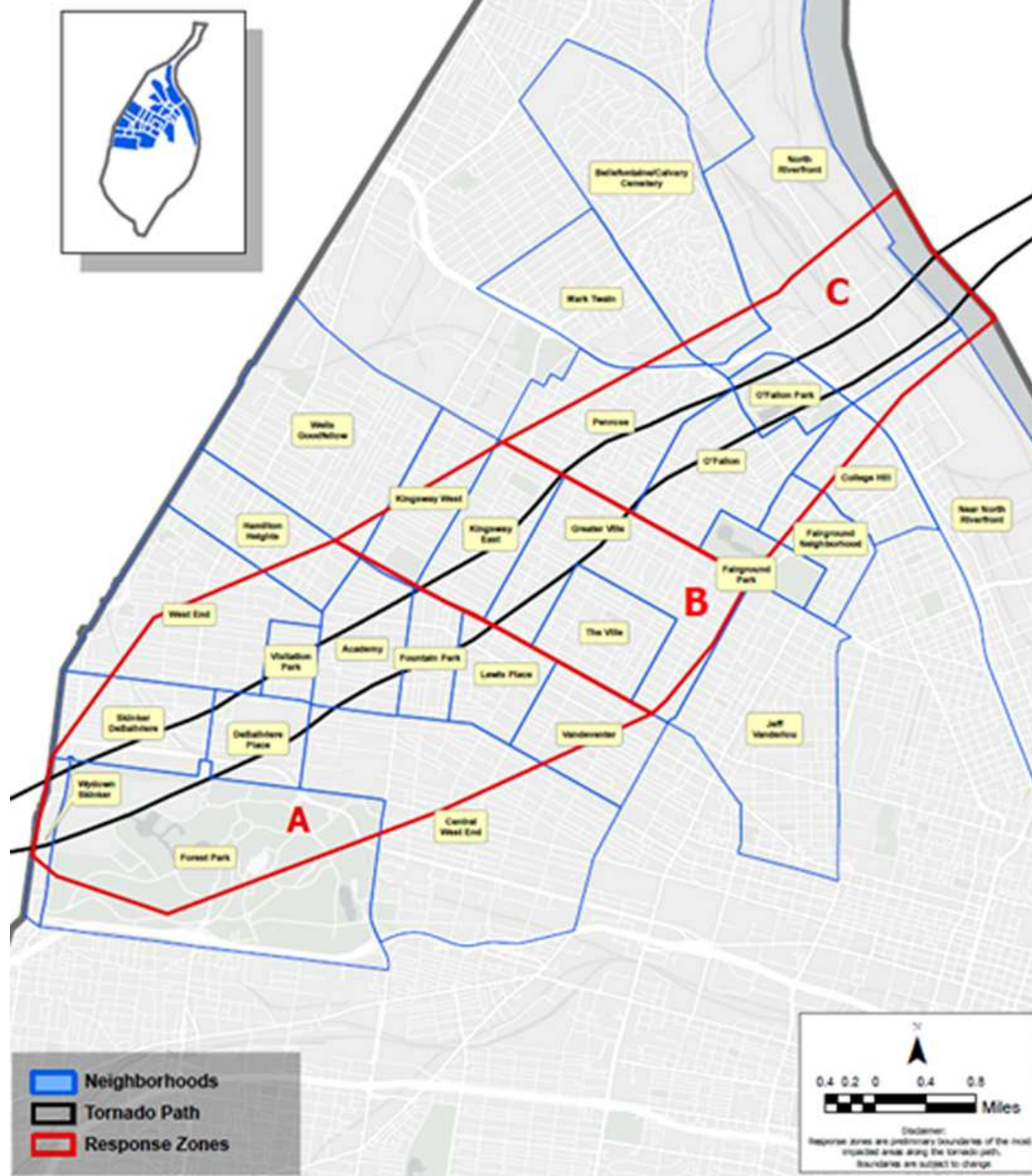
Another lesson from the tornado's aftermath was that TPO roofs performed much better than rolled asphalt roofing, at least those TPO roofs that were glued down. Those roofs seem to have held everything down better, at least based on anecdotal evidence.

The vast scale of the tornado damage was sobering to see, affecting both large and small properties across a vast swath of the city including homes, schools and churches. Many of these properties, especially private homes, were uninsured. In areas already struggling from decades of underinvestment and disinvestment, many neighborhoods are facing their biggest challenge yet. The following map shows the tornado's path through North St. Louis:



Impacted Area

Mayor Cara Spencer



Map provided by the City of St. Louis Cultural Resources Office

Tornado cleanup and repair assistance available in St. Louis

The City of St. Louis announced that it will assist property owners affected by the May 16 tornado, as reported by the St. Louis Post-Dispatch on July 2. “Licensed contractors, working for the city, will cover damaged roofs with tarps, board up damaged windows and doors, remove fallen trees and push debris to the side of the road for city crews to collect. The service is free for impacted residents, with priority given to seniors and the uninsured.” Property owners can sign up for this assistance on the city’s website. This program is an effort to fast-track the debris cleanup process, which has been slow until now.

The Post-Dispatch also reported that some electrical contractors in the St. Louis region will begin offering free repairs to tornado-affected homes. The St. Louis chapter of the American Institute of Architects will also be offering free home repair consultation at St. Louis City Hall; they will be available on Mondays and Wednesdays between noon and 3 p.m. Architect consultation is open to both homeowners and renters.

For property owners looking to hire contractors for repair work, the city will begin registering trusted contractors online to combat potential scams. These contractors will carry city-issued placards with a QR code indicating that they’ve been verified. The city announced that residents should always ask to see the placard before hiring a contractor.

Op-Ed: Even Federal Disaster Policy impacts Historic Preservation

The National Trust for Historic Preservation recently published an op-ed written by Michael R. Allen, a member of the National Trust’s Advisor’s Program. Allen previously led the Landmarks Association of St. Louis, and more recently led the National Building Arts Center in Sauget, Illinois. To read his opinion piece, “Even Federal Disaster Policy Impacts Historic Preservation,” see https://savingplaces.org/stories/even-federal-disaster-policy-impacts-historic-preservation?utm_medium=email&utm_source=newsletter&utm_campaign=bulletin.

APS welcomes new tax credit reviewer Laura Waskiewicz



SHPO is pleased to announce architectural historian Laura Waskiewicz (pronounced VAS-ke-vich) has joined SHPO's Architectural Preservation Services section as a Historic Tax Credit reviewer. Laura's responsibilities 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.

Laura comes from Michigan where she recently completed her master's degree in historic preservation at Eastern Michigan University, specializing in planning and digital preservation, and building upon her undergraduate degrees in both history and geography.

Laura has worked in multiple preservation roles over the years including as a historical interpreter at Michigan's only publicly accessible Anishinaabe petroglyph site, for Maine Preservation creating public engagement data, as an independent architectural conservation technician, and as part of a collaboration on a National Park Service grant documenting African American Civil Rights sites around Detroit, Michigan, with the end goal of creating themed public driving tours.

Laura began her SHPO career on June 16. Most of our readers will interact with Laura in the coming months, and she looks forward to meeting you.

SHPO has a new **Certified Local Government** coordinator



Kodi E Gehlert is an administrative professional from central Missouri. She holds a B.A. in history (specializing in Native American Studies) from Westminster College in Fulton, Missouri. Kodi's background includes more than five years of experience in the nonprofit sector where she engaged in organization leadership, membership growth/retention, grant writing and project management. Kodi enjoys baking and spending time with friends and family, and is thrilled to join the SHPO team. Kodi will be supporting SHPO's 65 partner Certified Local Governments throughout the state and will be transitioning into overseeing our Historic Preservation Fund subgrants.



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. 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://preservemo.org/we-educate/conference/2025-conference-st-louis/>

In our next issue:

In the August 2025 newsletter we will take a deep dive into the SHPO budget. We will explain both our funding sources (federal and state) and our expenditures, including preservation-related subgrants we pass through to local governments and nonprofits.

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>

