



FALL 2008

# Missouri Preservation News

COMMITTED TO PRESERVING MISSOURI'S IRREPLACEABLE HISTORIC RESOURCES SINCE 1976



## *Rypkema Highlights Economic Impact After Decade With State Tax Credit*

*Historic Preservation Projects Breathe New Life Into Communities*

Nationally recognized economist, Donovan Rypkema addressed the 2008 Statewide Preservation Conference during the opening session on Thursday, September 11, 2008 at the St. Charles Convention

Center in St. Charles, Missouri. Rypkema said that Missouri has demonstrated to the rest of the country how to successfully make an economic impact by utilizing historic rehabilitation tax credits. In addition, he noted that since the origination of the state historic tax credit legislation in 1998, historic rehabilitation projects have generated "22,500 direct jobs and 17,500 indirect jobs" in Missouri. Rypkema actually preceded our presidential candidates as the first to invoke the idea of "Joe the Plumber" in his keynote speech, by clarifying how indirect jobs are impacted. He explained that not only will the plumber have the opportunity to work on one of these projects for which he is paid for services, but he will then spend that money in the community, thus making an additional impact on the community with continued circulation of the invested rehabilitation funds by purchasing goods and services for his daily consumption. In dollars, Rypkema noted that the Missouri's state historic tax credits have generated "\$673 million in household income for the citizens of Missouri and an additional \$700 million indirectly," making Missouri's 10 years with the state rehabilitation tax credit possibly one of the most successful economic development programs in the country.

While invited to speak in celebration of the 10th Anniversary of the legislation that produced Missouri's historic rehabilitation tax credit, Donovan Rypkema also took the opportunity to discuss the social impact of historic preservation in recent years. Rypkema talked about the impressive revitalization of downtown St. Louis, where 100 vacant historic buildings have been rehabilitated into hotels, retail businesses, office and living space! This revitalization is bringing people back into the city to work and live. Stating that "St. Louis is the biggest turnaround story of American downtowns," he also noted that this was done by utilizing historic rehabilitation tax credits.

Mr. Rypkema went on to cite additional success stories of downtown

revitalization elsewhere in the country, where historic preservation is bringing new life to once blighted areas. Other programs such as Main Street and heritage tourism have also had great success as a result of combining historic preservation with these programs. Rypkema offered an analysis of the dollars generated by growth in these programs. He also discussed the environmental impact of historic preservation and that the principles of the Smart Growth movement are well served by historic preservation. He encouraged the preservationists to advocate for saving historic neighborhoods through Smart Growth in support of the two most pressing issues in 2008, affordable housing and quality of life.

Although an economist mainly talks in statistics and translates those to stories that can demonstrate what charts and graphs mean, Mr. Rypkema also closed with a poignant discussion on property values. More especially the value of property that can not particularly be measured by a statistic, but instead is described by that special meaning that historic rehabilitation has either preserved or brought back to a community. Rypkema says that "historic preservation is giving people an appreciation for their communities' history." It is a "responsibility movement...that urges us toward the responsibility of stewardship." Historic preservation is helping to define our sense of place, with the value of the places we live determined by their significance and meaning. Rypkema ended the conference keynote with the suggestion that stewardship, not only includes the historic building, but "stewardship of the meaning and memory of our communities manifested in those buildings as well."



For the complete text of Mr. Rypkema's keynote address with graphs and charts included, see the 2008 Statewide Preservation Conference section on our website at [www.preservemo.org](http://www.preservemo.org). This article paraphrases and quotes Donovan Rypkema's keynote speech at the Missouri Statewide Preservation Conference on September 11, 2008 in St. Charles, Missouri.

*Donovan Rypkema is principal of PlaceEconomics, a Washington, DC based real estate and economic development consulting firm. Rypkema is considered the industry's leader in the economics of preserving historic buildings. An updated edition of Rypkema's book, The Economics of Historic Preservation: A Community Leader's Guide, was published by the National Trust for Historic Preservation in 2005 and is widely used by preservationists nationwide.*

# A Most Endangered Historic Places List Success Story at Cave Spring School!



The Eastern Jasper County Historical Society has been instrumental in a successful campaign to restore the Cave Spring School, near Sarcoxie, Missouri. In use from 1838 until 1966, the school was used for a time as the county seat, after the burning of the county courthouse in Carthage during the Civil War.

When Cave Spring School was listed on the Missouri's 2005 Most Endangered Historic Places List, Missouri Preservation worked with members to provide technical assistance for the school. A grant from the A.P. Green Foundation of Mexico, Missouri helped to provide a stipend for a masonry consultant to visit the school and provide technical advice about needed repairs. Architectural historian and Missouri Preservation board member, Elizabeth Rosin of Kansas City volunteered to make a site visit to the school, taking with her masonry consultant, Gary Keshner of Lee's Summit to advise the group on how to make appropriate repairs to the historic school and to provide

ballpark cost estimates. In addition, Missouri Preservation Executive Director, Barbara Fitzgerald worked with group members to provide guidance in organizing their fund development and public relations efforts to locate funding for the renovations.

After learning that Missouri Preservation had placed Cave Spring School on its Most Endangered list, Carthage residents Pat and Carolyn Phelps generously donated funds to restore the school. The renovation of this building included complete masonry restoration, installation of a wood shake roof and replacement of the hardwood floors. The interior of the school is completely restored with antique school desks and appears as it would have looked during one of the school's 128 sessions. Our hats off to the Eastern Jasper County Historical Society and Mr. and Mrs. Phelps!



*Information provided by the Springfield, Missouri Library, and Jo Ellis from the Joplin Globe. Field Representative, Bill Hart is following-up on the status of most endangered historic properties as he visits historic properties statewide. Photos were provided by Bill Hart.*



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# Hart Hired as Field Representative



**William (Bill) Hart**

Missouri Preservation is proud to announce that William (Bill) Hart has been hired as its first fulltime Field Representative. William brings over fifteen years of hands-on preservation experience to his role as Field Representative. William received his Bachelor of Science degree in Historic Preservation from Southeast Missouri State University in Cape Girardeau, Missouri and graduated from the Savannah College of Art and Design in Savannah, Georgia with a Master of Arts Degree in Architectural History. William became active in neighborhood preservation issues when he moved to St. Louis in the late 1970s. Through his neighborhood association, he helped to establish a not-for-profit housing corporation to deal with vacant historic buildings. In the 1980s, he worked with Market Preservation, a group which opposed massive demolition of historic buildings in the heart of the downtown. William has restored several historic buildings on his own, and eventually started his own company as a developer and general contractor specializing in historic buildings. While working as a developer, he received awards from the Dutchtown South Community Corporation, the Home Builders Association of Saint Louis, and the St. Louis Landmarks Association. He has a special interest in documenting vanishing roadside architecture and the preservation of barns and farm buildings in Missouri. William is a native of Perryville, Missouri and currently resides in Saint Louis in the City's Benton Park Neighborhood.

William will expand the vital outreach services provided by Missouri Preservation and the National Trust for Historic Preservation to

communities across the state. As an Official Statewide Partner of the National Trust and Missouri's statewide historic preservation advocacy and education organization, Missouri Preservation provides information, technical, and strategic advocacy services to empower citizens with the tools needed to preserve their historic resources. William will represent both organizations to provide guidance on a variety of subjects including preservation techniques and approaches, fundraising, organizational development, community relations and politics, community development, and the availability of preservation resources.

The Field Representative position has been funded by a \$125,000 challenge grant from the National Trust for Historic Preservation. Entitled *Partners in the Field*, this matching grant had the specific purpose of providing three years of dedicated funding to expand our outreach by hiring a full-time Field Representative. Missouri Preservation recently completed the fundraising for its \$125,000 match. We would like to thank our generous donors for making the expansion of our mission-driven services possible: Great Southern Bank, HBD Construction, Inc., Huebert Builders, Inc., Edward Jones, William T. Kemper Foundation-Commerce Bank Trustee, McGowan Brother Development, Raming Distributions, Inc., Renaissance Development Associates, The Roberts Companies, Stark Wilson Duncan Architects, Inc., and Stupp Bros. Bridge & Iron Co. Foundation.

We are pleased to welcome William to our staff and look forward to the expansion of our field service program. If you have a question about an historic place in your community, please contact the Missouri Preservation office at 573-443-5946. Contact information for William Hart will be listed on our website at [www.preservemo.org](http://www.preservemo.org) under the Field Services section.



*Reprinted from Missouri Preservation Press Release on October 17, 2008. Preservation field services provided by Missouri Preservation are assisted by a Partners in the Field challenge grant from the National Trust for Historic Preservation.*

## In sincere appreciation, Missouri Preservation acknowledges the Missouri donors who are our partners in the *Partner in the Field* program:

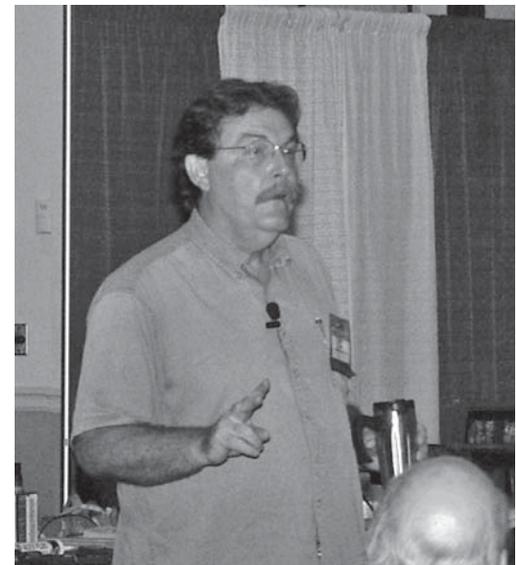
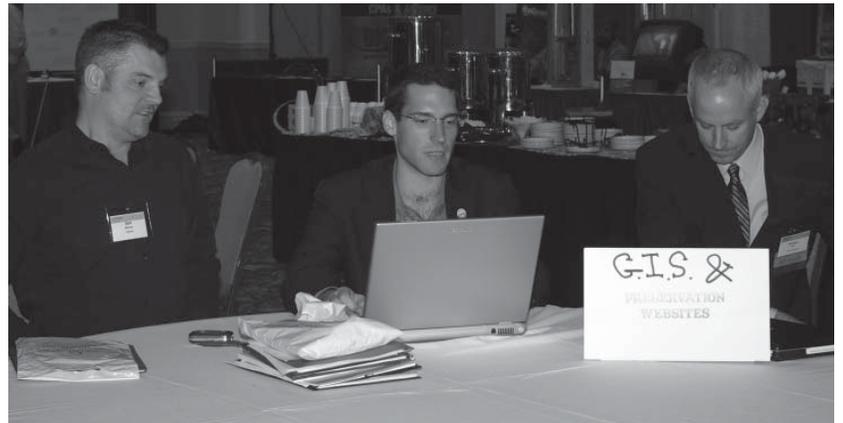
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# 2008 Missouri Statewide

St. Charles



# Preservation Conference St. Louis, Missouri

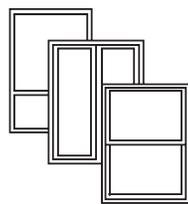


Photos courtesy of Sheila Findall.

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## Update on Fairfax in Rock Hill, Missouri

Naming *Fairfax* to the Missouri Most Endangered Historic Places for 2008 has brought much needed attention to this historic site. The site is currently under renovation with area citizens working in the effort to save this historic building!

Donia Hunter



The Rumford chimney is exposed.

### Missouri's Most Endangered Historic Places List Announced!

Missouri Preservation announced its Most Endangered Historic Places List for 2008 on May 20, 2008. In observance of National Preservation Month, the slate of endangered sites was unveiled at a Missouri Preservation Press Conference held in Rock Hill, Missouri at *Fairfax* (James Collier Marshall Home), which is on the 2008 List of Most Endangered Historic Places. The Most Endangered Historic Places List, one of Missouri Preservation's most visible programs, brings much needed attention to the state's most threatened historic resources throughout the state. Modeled after the highly successful program of the National Trust for Historic Preservation, the Most Endangered Program annually spotlights historic resources that are "at risk." Each year Missouri Preservation solicits nominations from around Missouri, evaluates the merits of the submissions, and announces the "Most Endangered." During the year, Missouri Preservation provides technical assistance, advocacy, and planning support for the listed properties.

Three listings were held over from the 2007 list because they are still considered endangered and continue to need support to save them from destruction or deterioration. Six properties are new to the 2008 list.

The 2008 List of Missouri's Most Endangered Historic Properties is as follows:

1. *Fairfax* (James Collier Marshall Home), St. Louis County
2. DeVille Motor Hotel, City of St. Louis
3. Harry S Truman NHL, Jackson County
4. Janssen Place Entry Gates, Jackson County
5. African-American Schools Across Missouri Statewide (Banneker School in Platte County) (Lincoln School of Vandalia/Audrain County)
6. Wheatley-Provident Hospital, Jackson County
7. Mullanphy Emigrant Home, St. Louis City
8. MKT Bridge in Boonville, Cooper/Howard County
9. Courthouses Across Missouri Statewide

### Missouri Preservation Board Members in the News

Board member **Frank Salter** of Hannibal was featured in an NPR interview on "All Things Considered" on Saturday, October 18, 2008. Frank was featured as a volunteer involved with the unveiling for the renovation of the Laura Hawkins Frazer House. Laura Hawkins was the real-life friend, after whom Mark Twain modeled Becky Thatcher in his *Adventures of Tom Sawyer*. Frank's interview was focused not only on his volunteerism, but that he was an undecided voter in the 2008 presidential campaign. The interview can be located at the following link: <http://www.npr.org/templates/story/story.php?storyId=96176983>

Board member **Nancy Brown Dornan** represented Missouri Preservation and the National Trust at a visit by First Lady Laura Bush at the Laura Ingalls Wilder Home in Mansfield, Missouri. The First Lady visited the home of the famous children's author on Friday, October 3, 2008. Nancy Dornan, also an author, presented two books as gifts to Mrs. Bush as well. Mrs. Bush was there for a private tour of the house museum, which is considered a Save America's Project. Mrs. Bush spoke about the Save America's Treasure grant in her remarks and mentioned Missouri Preservation as one of the active preservation groups in the state, when presenting a Save America's certificate to the museum. Saves America's Treasures is one of Mrs. Bush's projects with which she works and supports.

Missouri Preservation board members, **Jeff Brambila, Karen Bode Baxter, Trudy Faulkner, and Elizabeth Rosin** attended the 2008 National Trust for Historic Preservation Conference in Tulsa, Oklahoma in October 2008. Staff member, **Bill Hart** also attended the conference for Partners in the Field training. The conference included Statewide Partner Meetings and training, as well as a variety of educational and technical sessions, inspirational addresses from nationally-recognized preservationists, and outstanding tours of historic buildings and sites.

October 27, 2008

Message from the President

## Out with the Old and In with the New

As I write this message we are one week away from electing a new president of the United States. While I will not profess to have any prescient knowledge as to which of the five candidates for president that will appear on the Missouri ballot will come away as the winner, I do have a strong feeling that one of them will win. But one thing that I do know is that the list of potential winners does not include any incumbents. One way or another, it will be “out with the old and in with the new.” (As I think about what I have just written, I realize that it could actually be “out with the young and in with the old”, given the age of some of the candidates.) There is no doubt, however, that America will be experiencing something new in 2009.

The same scenario will also be playing out in the State of Missouri. In 2009, just as we will be seeing a new resident in the White House, we will be seeing a new governor residing in that stately mansion at 100 Madison Street in Jefferson City. (This will definitely be a case of “out with the young and in with the not quite so young,” but “new” nonetheless.)

Following on the theme of “out with the old and in with the new,” Missouri Preservation will also see a new leader in 2009. But, unlike the other two changes that I have mentioned, both the “old” and the “new” are already known to me. I can assure you that the change that will be coming to Missouri Preservation will be both literally and figuratively “out with the old and in with the new.” At the end of 2008 I will be completing my second term as Board President, as the founders of Missouri Preservation (then known as the Missouri Heritage Trust) had the wisdom and foresight to place term limits for officers into the organizational by-laws. Such wise founders they were, for term limits ensure that this organization will always be infused with new ideas provided by fresh leadership. Such is the fresh leadership that we can look forward to when Karen Bode Baxter takes the reins of Missouri Preservation in 2009.

While I do not intend to discuss any of my successes or failures during the last four years (as I have always felt that the one person least qualified to critique one’s performance is the performer), I do want to talk about what Missouri Preservation has done for me. The privilege of serving as president of this organization has truly enriched me in ways that I might never have known.

Firstly, I had the pleasure of meeting fellow preservationists in almost every corner of the state. I became engaged in their causes and enjoyed discussing their success stories and shared in their concern over endangered resources. I don’t want that statement to sound like something that has come to an end, for I hope to continue to see many of these people for years to come, for preservationists are a good group of people to know.

Secondly, I had the opportunity to see so much more of our beautiful state than I ever would have, otherwise. Sure, I had traveled around the state before I became a member of the Missouri Preservation



Board of Directors in 2001, but that was mostly limited to places that everyone went to. As a representative of Missouri Preservation, I went to areas that I would have never seen under other circumstances. I enjoyed seeing these places as much or more than the usual destinations. These travels, ultimately, gave me exposure to some wonderful historic sites – buildings, cemeteries, bridges, gardens, archaeological digs and Civil War battlefields. These are the things that drew me to the cause of preservation in the first place. I was truly enriched by the variety of people, places and historic resources that I was able to experience during the last eight years that I have been on the Board.

I also learned a tremendous amount during my terms as president. I learned a lot about human nature. I learned about the tremendous challenges that come with running a statewide organization, made up of many, sometimes divergent, personalities. I’d even go so far as to say that I learned, by the end of my terms, how one might become a good leader of such an organization. But the one thing that I learned, above all else, is that the success of such an organization depends on the effort of everyone involved, and that none can succeed without a commitment from all. This commitment comes in a number of forms but none are more important than the financial commitment, the life blood that keeps any non-profit organization going, for the benefit of all.

As I step down from the position that has so richly rewarded me, one thing will not be “new.” I know that I will continue to support Missouri Preservation in the same financial manner as I always have. And I hope that all of my readers will take this message to heart and consider the continued financial support of Missouri Preservation to be your obligation toward protecting the important historic resources of this great state. These are the resources that I love, the resources that have given back to me more than I can say. Let’s all protect our resources together.

Thank you, Missouri Preservation, for the experiences of my life.

Jeff Brambila, President



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## *Courthouse Photo Exhibit in prestigious Sheldon Art Galleries, St. Louis*

An Exhibition of Dennis Weiser's photos of courthouses in Missouri will take place February 20-May 30, 2009 at The Sheldon Art Galleries in the Bernoudy Gallery of Architecture. The exhibit will feature photos from *Missouri Courthouses: Building Memories on the Square*. This publication is being promoted by Missouri Preservation in an effort to call attention to the endangered historic courthouses in the state and raise funds for the statewide nonprofit organization through sales of the book below.

### *Missouri Courthouse Book Available for Holiday Giving*



*Missouri Courthouses: Building Memories on the Square*, which provides a photographic record of the state's county courthouses, is ready to ship for holiday gifts! Missourians will be interested in the book's discussion of local and architectural history illustrated with more than 300 color and historic black-and-white photographs. Author and photographer Dennis Weiser includes entries that record a collection of facts, people and events that helped shape each of Missouri's 114 counties. *Missouri Courthouses* celebrates these buildings as symbols of civic pride and as monuments to tradition. To purchase a copy for \$39.95 plus \$6.00 for shipping and handling, or to learn more about preservation in Missouri visit [www.preservemo.org](http://www.preservemo.org) or call Missouri Preservation at 573-443-5946.



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