2015 Missouri Preservation Conference

The Past and Future of Preservation

October 21-23

City of Cape Girardeau
MISSOURI PRESERVATION EXTENDS SPECIAL THANKS TO:

CONFERENCE PARTNER

LAWRENCE GROUP

HOST COMMUNITY PARTNERS

CITY of CAPE GIRARDEAU

STATE HISTORIC PRESERVATION OFFICE

MISSOURI DEPARTMENT OF NATURAL RESOURCES

This conference is partially funded by a grant from the Missouri Department of Natural Resources, State Historic Preservation Office, and the U.S. Department of Interior, National Park Service.

Grant awards do not imply an endorsement of contents by the grantor. Federal law prohibits discrimination on the basis of race, religion, sex, age, handicap or ethnicity. For more information, write to the Office of Equal Opportunity, U.S. Department of the Interior, Washington D.C. 20240.
Your Three-Day Comprehensive Learning Experience
The conference brings together historic preservation experts and people from across Missouri and surrounding states.

1. Table of Contents
2. Conference at a Glance
3. Welcome
4. Host City: Cape Girardeau
5. Conference Venue
6. Parking | Directions
7. Tours
8. Evening Events
9. Wednesday Night’s Downtown Walking Tour Map
10. Keynote Speaker: David Brown
11. Conference Schedule
12. Scavenger Hunt
13. 2016 Save the Date
14. Sponsors

Wednesday: October 21, 2015

<table>
<thead>
<tr>
<th>Time</th>
<th>Session 1A</th>
<th>Session 1B</th>
<th>Session 1C</th>
</tr>
</thead>
<tbody>
<tr>
<td>8:30 - 9:45</td>
<td>Historic Tax Credits 101</td>
<td>Finding Flounders &amp; The Making of This House, This Town</td>
<td>Joseph Lansman: Building Cape Girardeau Brick by Brick</td>
</tr>
<tr>
<td>10:15 - 11:30</td>
<td>Keynote Address: David J. Brown &quot;Embracing Continuity and Change&quot;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12:00 - 1:00</td>
<td>Luncheon with an Exhibitor</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Thursday: October 22, 2015

<table>
<thead>
<tr>
<th>Time</th>
<th>Session 2A</th>
<th>Session 2B</th>
<th>Session 2C</th>
</tr>
</thead>
<tbody>
<tr>
<td>8:30 - 9:45</td>
<td>Historic Building Development Workshop</td>
<td>Using Archaeological Investigations to Highlight Community Cultural Resources</td>
<td></td>
</tr>
<tr>
<td>10:15 - 11:30</td>
<td>Propping UP the Past: Restoring Early Midwest Structures</td>
<td>Vacant to Vibrant: Preservation Strategies &amp; Successful Community Revitalization Projects Built on Relationships</td>
<td></td>
</tr>
<tr>
<td>12:00 - 1:00</td>
<td>State of Preservation Luncheon</td>
<td></td>
<td>Perpetuating Missouri’s Legacy of Historic Fencing</td>
</tr>
</tbody>
</table>

Friday: October 23, 2015

<table>
<thead>
<tr>
<th>Time</th>
<th>Session 3A</th>
<th>Session 3B</th>
<th>Session 3C</th>
</tr>
</thead>
<tbody>
<tr>
<td>8:00 - 9:00</td>
<td>Intro to Window Repairs: Tools, Tips, Techniques</td>
<td>The Art of Placemaking: Community Design as Preservation</td>
<td></td>
</tr>
<tr>
<td>10:00 - 11:00</td>
<td>Propping UP the Past: Restoring Early Midwest Structures</td>
<td>Vacant to Vibrant: Preservation Strategies &amp; Successful Community Revitalization Projects Built on Relationships</td>
<td></td>
</tr>
<tr>
<td>12:00 - 1:00</td>
<td>Plenary Luncheon: Russ Carnahan &quot;Preservation Action&quot;</td>
<td></td>
<td>Beyond Automatic: Getting the Most Out of Your Camera</td>
</tr>
</tbody>
</table>

9C: Bus Tour: Tour of Jackson, MO 1818-1855

9D: Panel Professional Roles in Historic Preservation

11B: Preservation Planning - Family Feud Style

11C: Restoration & Preservation of Historic Rail Cars, Engines & Track
Missouri Preservation welcomes you to our 19th annual Missouri Preservation Conference. Every day, Missouri Preservation is working to help Missourians preserve place and community for future generations. Nowhere is that more evident than at the three-day, Missouri Preservation Conference. Throughout the year, we take great pride in being able to offer technical expertise and provide on-the-ground professional assistance. As an advocate in the field of preservation, we offer regional informational and technical workshops as well as highlight preservation activities in the state, maintain a group email connection with members, maintain an online resource directory, and provide oversight of the legislative issues affecting historic preservation. Missouri Preservation annually recognizes the most outstanding preservation achievements in Missouri at an Honor Awards Ceremony held in the rotunda of the Missouri State Capitol.

Cape Girardeau is exemplary of many of the highest ideals of historic preservation. In addition to its CLG preservation ordinance and active preservation commission, Cape is home to a nationally recognized Main Street program, Old Town Cape, which seeks to combine best practices in historic preservation and economic development. Its local museums and historic sites are well promoted and maintained, and its community in general holds the ideals and principles of historic preservation in high regard. Southeast Missouri State University, which makes its home in Cape Girardeau, offers professional training for preservationists through its history department and Missouri’s only undergraduate degree in Historic Preservation certified by the National Council on Preservation Education. We are happy to present the Show Me State’s annual preservation conference. We indeed have a lot to show you!

--Bill Hart, Executive Director

Nestled along the western banks of the mighty Mississippi River, you’ll find Cape Girardeau, Missouri, a community rich in history and heritage. For more than 200 years, Cape Girardeau has evolved from a tiny trading post established by a French soldier, Jean D. Girardot, in 1733 to a frontier settlement governed by a French-Canadian commandant, Louis Lorimier, to a thriving, culturally-rich community of 38,000 residents on the world’s only inland cape.

With the arrival of the steamboat in 1835, Cape Girardeau became a river boom town. It was the busiest port between St. Louis and Memphis. The riverfront brought to Cape Lewis and Clark, Ulysses S. Grant, and Mark Twain.

In the post-Civil War years growth continued with the establishment of public education in 1867, the introduction of rail service, and advances in agriculture and industry. In 1873, a teaching university was founded in Cape Girardeau that is now Southeast Missouri State University. The university now provides higher education for more than 11,000 students in all disciplines, including historic preservation.

Today, Cape Girardeau is a regional hub for education, commerce, and medical care. Although the city’s population is around 37,000 people, it is estimated that as many as 90,000 come to Cape Girardeau daily to work, shop, go to school, or visit the many doctors’ offices or two hospitals. In addition, the Bill Emerson Memorial Bridge, which was officially opened in December 2003, carries 26,000 cars in and out of Cape Girardeau every day.

In March of this year, Cape Girardeau was recognized as a 2015 Great American Main Street Award Winner® (GAMSA), only one of three chosen from throughout the United States. Cape’s Main Street organization won based on its comprehensive commercial district revitalization using successful and innovative strategies of the National Main Street Center’s Main Street Four-Point Approach®.

Come discover Cape Girardeau. There are memories to create and stories to share!
Southeast Missouri State University Center
University Center, 4th Floor
Normal & Henderson Ave
Cape Girardeau, Missouri 63701

Elevator Entry:
Henderson Ave, across from parking lot (1st Floor)
There is a stairwell and elevator to the left of the entryway (NW corner of the building). Take this to the 4th Floor.

Main Entry:
Normal Ave., across from Academic Hall (3rd Floor)
Take the main staircase up one flight or take the elevator at the far right corner (NW corner of the building) to the 4th Floor.

Conference Parking is based on a first come first served basis. There will be a parking passes available at the Registration desk, Holiday Inn Express, and Auburn Place. Place the permit on your dash.

There are 3 available lots for conferenced attendee use:
1. Primary Lot, Henderson Ave. (across from University Center)
2. Overfill Lot 1, Henderson Ave (across from Vandiver Hall)
3. Overfill Lot 2, Broadway St. (right before Henderson Ave.)

Directions from I-55 and Hotels
- Head north on I-55 N
- Take exit 96 toward Cape Girardeau
- Merge onto William St.
- Turn Left onto South West End Boulevard
- Continue onto North West End Boulevard
- Turn Right onto Broadway
- Turn Left onto Henderson Ave.
- Parking is on the left

*Parking is first come first serve. You must display your parking pass
Downtown Cape Walking Tour & Reception  
Wednesday, October 21

Walking Tour  
5:00 - 6:30  
Sponsored by: Novogradac & Company LLP
Partake in one of 2015’s Great American Main Street award winners by strolling on a self-guided walking tour of downtown. During your walk, complete a University and Downtown themed scavenger hunt for local prizes. Some shops and museums will have extended hours, so don’t miss out! Conference Shuttles will depart from University Center, from Normal Ave.

Self-guided downtown walking tour with open houses:
- Starting point: Catapult Creative House, 612 Broadway
- Cape River Heritage Museum, 538 Independence St
- Former Federal Building, 339 Broadway
- First Presbyterian Church, 235 Broadway

Reception  
5:30 - 8:00 pm  
Sponsored by: The Library | Treanor Architects, P.A.
Poetry Restoration Services | STRATA Architecture + Preservation

End the night at the newly christened Heritage Hall, 102 north Main Street. There will be drinks, hors d’oeuvres, and a Civil War exhibit.

Shuttle Services
Attendees can also utilize SEMO shuttles for this event. The River Campus Shuttle runs until midnight. Attendees can pick up the shuttle downtown (Independence & Spanish St. Ct.) and ride back to the University Center.

Real-time shuttle tracking from your PC and smart phone: http://wds.semo.edu/nexus/

Legacy Awards Dinner  
Thursday, October 22
Ray’s Plaza Banquet Center  
3257 William St
Sponsored by: PARIC

*The Legacy Awards Dinner is a ticketed event

Missouri Preservation annually recognizes the host city’s people and projects that have contributed to the preservation of Missouri’s rich and diverse collection of historic resources. These one-time only awards highlight the significant contributions that have helped create a preservation legacy in the host city. The Legacy Awards Dinner will be located at Ray’s and will include a cash bar. Please join us to award the endeavors that have helped shape Cape Girardeau’s historic preservation legacy. (*individual dinner tickets are included with full conference registration or Thursday registrations.)

TOURS

Historic Fort D: Bringing a Civil War Fort Back to Life  
10/21 | 3:15 - 4:30 pm  
Bus will depart from the University Center, Normal Ave.

Of the four forts built in Cape Girardeau in 1861, only Fort D survives today. Now a city park, the military earthwork walls remain intact, yet the grounds were never interpreted as a Civil War site. The shuttle tour will explore the efforts of dedicated volunteers who, since 2006, have hosted living history events attracting visitors from 38 states, Washington, D.C. and seven countries. Participants will tour the locations where Forts A, B, and C once stood, ending at Fort D Historic Site.

Sponsored by: Saint Louis Design Alliance, Inc.

10/22 | 8:30 - 11:30 am  
Bus will depart from the University Center, Normal Ave.

Situated on the southwestern edge of Cape Girardeau, the Historic Elmwood property has been in the hands of Giboney and Houck descendants from settlement in the 1790’s to the present. The main house, patterned after Dalhousie Castle, out-of-side of Edinburgh, Scotland, still stands. Louis Houck, the historian and developer, expanded the house early in the twentieth century to its present 17 rooms. Each room is full of historic artifacts, many of which remained untouched for nearly a century. This tour will be one of the first opportunities for the public to visit Elmwood.

Sponsored by: Anders CPAs + Advisors
Lissit Capital, LLC

Reinventing the Broadway Theatre  
10/22 | 3:15 - 4:30 pm  
Bus will depart from the University Center, Normal Ave.

In the 800 block of Broadway in Cape Girardeau, stand a decaying 1947 movie palace and an abandoned 1921 Vaudeville theatre. In 2013, the opportunity arose to quietly assemble a group of community leaders to brainstorm uses for the two theatres for today’s world. The goal was to attract a developer that shared our vision of an arts district, then a major twist happened along the way...

Sponsored by: Killeen Studio Architects

Architect J.B. Legg: Preserving a Legacy  
10/22 | 3:15 - 4:30 pm  
Tour begins at Academic Hall

Jerome B. Legg had a profound architectural influence upon Cape Girardeau. This tour will detail his legacy and contribution to the Midwest, while exploring several examples of his work. Legg designed at least 14 buildings in Cape in the early 1900’s, nine of which still exist fully and one partially. The tour will take you around the downtown area to view both public and private examples of the architect’s designs.

Sponsored by: R. G. Ross Construction

Tour of Jackson, 1818-1855  
10/23 | 8:30 - 11:30  
Bus will depart from the University Center, Normal Ave. at 8:30 (arrive early for departure)

Established in 1814, Jackson offers the only location for viewing log cabin construction and early antebellum period homes remaining intact within such a close proximity to ‘The Cape’. The bus tour will explore sites all over Jackson.

Sponsored by: Dille Traxel Architecture

EVENING EVENTS

Downtown Cape Walking Tour & Reception
Wednesday, October 21

Walking Tour  
5:00 - 6:30  
Sponsored by: Novogradac & Company LLP
Partake in one of 2015’s Great American Main Street award winners by strolling on a self-guided walking tour of downtown. During your walk, complete a University and Downtown themed scavenger hunt for local prizes. Some shops and museums will have extended hours, so don’t miss out! Conference Shuttles will depart from University Center, from Normal Ave.

Self-guided downtown walking tour with open houses:
- Starting point: Catapult Creative House, 612 Broadway
- Cape River Heritage Museum, 538 Independence St
- Former Federal Building, 339 Broadway
- First Presbyterian Church, 235 Broadway

Reception  
5:30 - 8:00 pm  
Sponsored by: The Library | Treanor Architects, P.A.
Poetry Restoration Services | STRATA Architecture + Preservation

End the night at the newly christened H Heritag Hall, 102 north Main Street. There will be drinks, hors d’oeuvres, and a Civil War exhibit.

Shuttle Services
Attendees can also utilize SEMO shuttles for this event. The River Campus Shuttle runs until midnight. Attendees can pick up the shuttle downtown (Independence & Spanish St. Ct.) and ride back to the University Center.

Real-time shuttle tracking from your PC and smart phone: http://wds.semo.edu/nexus/

Legacy Awards Dinner  
Thursday, October 22
Ray’s Plaza Banquet Center  
3257 William St
Sponsored by: PARIC

*The Legacy Awards Dinner is a ticketed event

Missouri Preservation annually recognizes the host city’s people and projects that have contributed to the preservation of Missouri’s rich and diverse collection of historic resources. These one-time only awards highlight the significant contributions that have helped create a preservation legacy in the host city. The Legacy Awards Dinner will be located at Ray’s and will include a cash bar. Please join us to award the endeavors that have helped shape Cape Girardeau’s historic preservation legacy. (*individual dinner tickets are included with full conference registration or Thursday registrations.)
**Cape River Heritage Museum**
- The Cape River Heritage Museum is located in a historic building that was constructed in 1908 to house the city's first professional fire company. For many years, the building also housed the city's police department.
- Home of the large mural used for our conference announcement, the building at 518 Independence is a perfect home for the museum because it has an important place in Cape Girardeau history. Construction of the building, which originally served as a combination courthouse, jail, police and fire station, began in 1898 and completed in 1908.

**600 Broadway – William Covet/Dr. C.B. Schub House**
- Built in 1891 as a home for William Covet, 600 Broadway has a rich history as both a residential and commercial building. In 1976 Dr. C.B. Schub purchased the property, and for several years he and his wife operated Schub Surgical Hospital. When Southeast Missouri Hospital opened in 1978 the building was converted back into a residence, and has since been converted and renovated as a commercial and residential building.

**600 Broadway – Store & Steakhouse**
- Fast and fantastic burgers, hot dogs, and wings.

**356 Broadway – Annie Laurie’s Antiques**
- Annie Laurie’s is the oldest remaining residential building on Broadway, built in 1868. The one-story stucco brick building was added to the east elevation in 1954.

**539 Broadway – Shellebrine’s Music**
- In 1947, the three-story buildings at 531 and 541 Broadway were joined through the interior to create the structure that is seen today. Purchased in 1989 by the Shellebrine, Shellebrine’s Music Store relocated from the 800 block of Broadway, and has been here ever since.

**427 Broadway – Sertoma**
- This one story Spanish Revival was built in 1925 as a photography studio.

**408 Broadway – Yosting Salon**
- The Saloon has a variety of stores and entertainment venues including: a hotel, restaurant, saloon, billiard hall, bowling alley, and clothing store. Today, the Yosting Saloon, a Missouri Preservation Honor Award winner in 2014, acts as high-end apartments for young professionals.

**400 Broadway – H & H Building**
- A favorite for the businessmen, Himmelberger and Harrison, the H & H building was one of Cape Girardeau’s first buildings to use steel-frame construction. Furthermore, wanting a more modern structure, the building was the first to have 3000 sq ft of steel in its construction.

**339 Broadway – Former Federal Building**
- The Former Federal Building was constructed in 1908 on the site of Cape Girardeau’s prior federal building which dated back to the early 1800s. Today the building is privately owned and is the home of law offices, a media development center and public meeting spaces.

**338 Broadway – Marquette Tower**
- Originally built as a hotel in the late 1920s, the Marquette Tower once featured 135 guest rooms. Today the building is in transition, changing ownership in September.

**325 Broadway – Center for Media Excellence**
- The Sertoma Building was built ca. 1924 to house the Sertoma Building and Loos Association. Though the architect is unknown, due to the similar design it shares with the Marquette Hotel, it has been suggested that the architects are one in the same. (Walter P. Morley and George Bartling)

**301 Broadway – Southeast Missouri**
- Built between 1924 and 1933, the Southeast Missouri is a prime example of the Spanish Colonial Revival in downtown. It underwent alterations in 1954, 1956, and 1964. In 2007 the building was a Missouri Preservation Honor Award for its major tax credit rehabilitation.

**300 Broadway – Key O’Farrell’s**
- The Publix House is a rich display of Cape Girardeau’s German heritage. Originally known as Turner Hall, the building has had a number of uses including a meeting house as a Turnverein, an Opera House, and most recently as a restaurant.

**225 Broadway – First Presbyterian Church**
- The First Presbyterian Church is built in the Tudor Gothic style and was dedicated on November 27, 1966. The congregation is roughly 175 years old.
Embracing Continuity and Change

“Places change as they are imbued with meaning, memory and stories. Preservation in the 21st century, if it is to be successful, cannot be focused on nostalgia. Rather, it has to connect past, present, and future. Those connections show how people and places in the past have shaped us, but they must also show us relevancy in the present day and hope for the future. Continuity and change: we have to embrace both to do our work in the 21st century.”

David J. Brown, will provide this year’s keynote. He leads the National Trust’s comprehensive preservation efforts, with four decades of experience in working to save historic places and build thriving, livable communities. He plays a key oversight role in the implementation of the National Trust’s Preservation 10X strategic vision, including the National Treasure campaign that help protect some of America’s most significant and threatened historic places. He guides the Trust’s advocacy work on behalf of the country’s most important preservation laws and incentives. And he oversees support for local preservation leadership, providing today’s preservation community with effective, high-impact training offerings.

Under David’s direction, the Trust is promoting preservation’s role in environmental sustainability and is committed to improving its diverse collection of historic sites across the country. With his guidance, the organization has focused on a multi-year, $25 million stewardship program to address critical priorities across its entire portfolio of sites.

David also led the creation of PreservationNation.org—the Trust’s initial introduction to the online world—and conceptualized and fostered the $15 million Partners in Preservation initiative with American Express. He successfully led the organization’s first capital campaign, the $135 million Campaign for America’s Historic Places, from 1999-2003.

Prior to joining the Trust, David served as the founding executive director of the Preservation Alliance of Virginia, where he produced one of the nation’s first studies on the economic impact of preservation. He also served as director of the Historic Staunton Foundation in Virginia. He was among the first graduates of the Historic Preservation Program at Middle Tennessee State University, and has a Masters in Planning from the Georgia Institute of Technology.
Wednesday, October 21

**BLOCK 2**

**12:00 - 1:00**
Luncheon with an Exhibitor
Sponsored by: US Bancorp Community Development Corporation

**3:00 - 4:05**
Updating Historic Preservation Practice in the Midwest
Sponsored by: Preservation Place

**1:30 - 2:45**
2A: Historic Building Development Workshop [Advanced Professional Training] (A)
Room: Ballroom A
Sponsored by: Dalco Industries, Inc.
Description: Replacing an historic window with a modern manufactured unit rarely achieves a perfect match. How do we minimize the visual effects of the compromises? We need to understand the role of any given window in the overall character of the building and what aspects of the window most determine its appearance where it will be used.

**1:30 - 2:45**
Managing the Compromises in Replacement Windows
Speaker: John Sandor, Architectural Historian, Technical Preservation Services, National Park Service

**2:15 - 2:45**
Updates and Reminders on Processing Historic Tax Credit Applications
Speakers: Lance Carlson, Historical Architect, State Historic Preservation Office
Nathan Potter Jefferson, Manager of Development Finances, Missouri Department of Economic Development
Tori M. Prawl, Director & Deputy State Historic Preservation Officer, Department of Natural Resources
John Sandor, Architectural Historian, Technical Preservation Services, National Park Service

**1:30 - 2:45**
Public's Role in Section 106 Mitigation (A)
Room: Indian Room
Speakers: Karen Daniels, Historian, Missouri Department of Transportation
Amanda Burke, Historic Preservation Specialist, Missouri SHPO
Michael Meninck, Historic Preservation Manager, Missouri Dept. of Transportation

**3:15 - 5:00**
3A: Historic Building Development Workshop [Advanced Professional Training] (A)
Room: Ballroom A
Sponsored by: Dalco Industries, Inc.
Description: The panel will discuss the roles of the public and other parties in consulting about mitigation for resources under Section 106 of the National Historic Preservation Act. Their role includes helping agencies and the SHPO develop creative mitigation ideas that will provide a public benefit and use by actively engaging in the consultation process. Discussion will include creative ideas for implementing mitigation.

**3:00 - 4:05**
A Preservation Perspective on Missouri's Slave Dwellings: Identification, Advocacy, and Stewardship (B)
Room: Redhawks Room
Sponsored by: Carol Grove
Description: Attendees will examine the four distinct types of Southern slave quarters found in Missouri’s Little Dixie. They will hear from the founder of the national program, The Slave Dwelling Project, that has brought much needed attention to the preservation of extant slave dwellings and their importance to African Americans. Attendees will hear from a slave dwelling owner, who is the steward of a multi-occupied building in Cooper County, Missouri.

**2:45 - 3:15**
BREAT! Grab-'N-Go Snacks & Drinks in Trade Show
Sponsored by: Marsh & Company, PA | Certified Public Accountants

**3:15 - 4:30**
3B: Session
Room: Redhawks Room
Sponsored by: Engine House No. 1, Inc.
What Makes A Great American Main Street Community (B)

**3:15 - 4:30**
3C: Bus Tour
Room: Bus, University Center Lobby
Sponsored by: Saint Louis Design Alliance, Inc.
Historic Fort D: Bringing a Civil War Fort Back to Life (B)

**4:15 - 5:00**
Making It Possible: A Nonprofit’s Successful Strategy to Create Housing to Deter Homelessness

**5:00 - 6:30**
Downtown Cape Walking Tour
Sponsored by: Novogradac & Company LLP
Description: This self-guided tour is accompanied by a map of the historic Broadway St and old downtown areas. The tour will begin at Catapult Creative House, 612 S Broadway. The map points out over 2 dozen historic buildings, noting dates and recent renovations. Several of these buildings will be open for interior viewing and staffed with volunteers providing additional information. The Cape River Heritage Museum and several of the stores along the tour path will remain open. (see p8 for more details)

**5:30 - 8:00**
Downtown Reception
Sponsored by: The Library | Treasurer Architects, P.A. | Pighy Restoration Services | STRATA Architecture + Preservation
The right end with this reception at Heritage Hall, 102 North Main St.
## Thursday, October 22

<table>
<thead>
<tr>
<th>Time</th>
<th>Session</th>
<th>Location</th>
<th>Sponsored by</th>
</tr>
</thead>
<tbody>
<tr>
<td>8:30 - 9:45</td>
<td><strong>4A: Historic Building Development Workshop</strong>&lt;br&gt;[Advanced Professional Training] (A)</td>
<td>Ballroom A</td>
<td>Stark, Wilson, Duncan Architects, Inc.</td>
</tr>
<tr>
<td>9:15 - 9:45</td>
<td><strong>Moisture Intrusion in Historic Buildings</strong></td>
<td>Bus</td>
<td>Bill Forsyth, P.E., Forsyth Engineering, Inc.</td>
</tr>
<tr>
<td>8:30 - 9:45</td>
<td><strong>4B: Session</strong></td>
<td>Redhawks Room</td>
<td>William Fallon, Anders CPAs + Advisors, Lisart Capital, LLC</td>
</tr>
<tr>
<td>8:30 - 11:30</td>
<td><strong>4C/5C: Bus Tour</strong></td>
<td>Redhawks Room</td>
<td>Bill Forsyth, P.E., Forsyth Engineering, Inc.</td>
</tr>
<tr>
<td>8:30 - 11:30</td>
<td><strong>4D: Session</strong></td>
<td>Redhawks Room</td>
<td>Bill Forsyth, P.E., Forsyth Engineering, Inc.</td>
</tr>
<tr>
<td>9:45 - 10:15</td>
<td><strong>BREAK: Grab-'N-Go Snacks &amp; Drinks in Trade Show</strong></td>
<td>Ballroom A</td>
<td>Brown Smith Wallace, LLC</td>
</tr>
</tbody>
</table>

### Session Descriptions

**4A: Historic Building Development Workshop**

**Speaker:** John Sander, Architectural Historian, Technical Preservation Services, National Park Service

**Description:** The better the economy, the more it seems we want to do to our historic buildings. Change can only be accommodated when it is modest enough to leave the historic character intact. Discussions will include proposals to add stories, wanting balconies, more windows and open floor plans.

**Education Credits:** 1.25 AIA-LU, 1.25 AICP

**4B: Session**

**Speaker:** Brian Snyder, P.E., Senior Associate Structural Engineer, Burns & McDonnell

**Description:** Presentation will be on moisture intrusion in historic buildings and how that affects historic materials, structural deterioration, architectural elements, and the health of the building as it relates to mold. We will discuss the sources of moisture. Information will include case studies and examples where moisture intrusion caused adverse effects on building materials and the health of occupants.

**Education Credits:** 1.25 AIA-LU, 1.25 AICP

**4C/5C: Bus Tour**

**Speaker:** Frank Nickell, Assistant Director, State Historical Society of Missouri, Cape Girardeau Research Center

**Description:** This tour will be one of the first opportunities for the public to visit Elmwood. Situated on the southwestern edge of Cape Girardeau, the Historic Elmwood property has been in the hands of Giboney and Houck descendants from settlement in the 1790's to the present. The main house, patterned after Dalhousie Castle, still stands. Louis Houck, the historian and developer, expanded the house early in the twentieth century to its present 17 rooms. Each room is full of historic artifacts, many of which remained untouched for nearly a century. The original Spanish land grant document hangs on the wall of the entrance hallway.

**Education Credits:** 3 AIA-LU, 2 AICP

**5B: Session**

**Speaker:** Bill Hart, Executive Director, Missouri Preservation Office

**Description:** The better economy, the more it seems we want to do to our historic buildings. Change can only be accommodated when it is modest enough to leave the historic character intact. Discussions will include proposals to add stories, wanting balconies, more windows and open floor plans.

**Education Credits:** 1.25 AIA-LU, 1.25 AICP
**BLOCK 6**

<table>
<thead>
<tr>
<th>Time</th>
<th>Session</th>
<th>Room</th>
<th>Sponsors/Description</th>
</tr>
</thead>
</table>
| 1:30 - 2:45| 6A: Session | Redhawks Room | Sponsored by: Commerce Bank  
Development of First Time Historic Tax Credit Package  
Sponsored by: Commerce Bank  
Speakers: Rebecca Ward, Principal / Owner, Ward Architecture, LLC  
Marka Mills, Executive Director, Old Town Cape  
Steven J. Hoffman, Professor/Coordinator, Historic Preservation Program, SEMO  
Description: This presentation will explore the developers’ initial interest in the "Vasterling Suites," a historic tax credit project in Cape Girardeau. Discussed will be the challenges that arose during the project and the ways in which the developers met those challenges head on during their first tax credit project. The panel includes the developers, the architect, and Old Town Cape representatives. The "Vasterling Suites" won a Preserve Missouri Award from Missouri Preservation in 2015, and The Best Large Scale Project from Missouri Main Street in 2014.  
EDUCATION CREDITS: 1.25 AIA-LU, 1.25 AICP-CM |
| 1:30 - 2:45| 6B: Session | Ballroom A     | Sponsored by: Rosin Preservation, LLC  
Industrial Buildings After WWII: History & Architecture (I)  
Speakers: Betsy Bradley, Director, Cultural Resources Office, Planning & Urban Design Agency, City of St. Louis  
Ruth Keeney, Historic Preservation Specialist, Landmarks Association of St. Louis  
Description: Learn about the important trends in the location of industry and transportation systems that supported goods manufacturing and distribution after WWII. Included will be the recent survey of Mid-Century Modern buildings in St. Louis and a related Multiple Property Documentation project, which enable us to better understand industry in the period from WWII to 1970. The appearance of manufacturing plants, warehouses, and urban showrooms for manufacturers reflected new materials and architectural expression.  
EDUCATION CREDITS: 1.25 AIA-LU, 1.25 AICP-CM |
| 1:30 - 2:45| 6C: Session | Indian Room    | Sponsored by: Carol Grove  
Perpetuating Missouri's Legacy of Historic Fencing (I)  
Speaker: Robert Myers, AICP, Planning & Zoning Director, St. Charles County, Missouri  
Description: Join us for an eye-opening discussion on Missouri's historic fencing. Learn about the evolution of fence design in the context of Missouri history and geography. Understand key technical considerations in fence design, including how to build more durable wood fences. And learn how best to undertake design review of fences, walls, and retaining walls in local historic districts.  
EDUCATION CREDITS: 1.25 AIA-LU, 1.25 AICP-CM |

**BREAK: Grub-N-Go Snacks & Drinks in Trade Show**

<table>
<thead>
<tr>
<th>Time</th>
<th>Session</th>
<th>Room</th>
<th>Sponsors/Description</th>
</tr>
</thead>
</table>
| 2:45 - 3:15|          |               | Sponsored by: Brown Smith Wallace, LLC  
Description: Perpetuating Missouri’s Legacy of Historic Fencing  
Speaker: Robert Myers, AICP, Planning & Zoning Director, St. Charles County, Missouri  
Description: Join us for an eye-opening discussion on Missouri's historic fencing. Learn about the evolution of fence design in the context of Missouri history and geography. Understand key technical considerations in fence design, including how to build more durable wood fences. And learn how best to undertake design review of fences, walls, and retaining walls in local historic districts.  
EDUCATION CREDITS: 1.25 AIA-LU, 1.25 AICP-CM |

**BLOCK 7**

<table>
<thead>
<tr>
<th>Time</th>
<th>Session</th>
<th>Room</th>
<th>Sponsors/Description</th>
</tr>
</thead>
</table>
| 3:15 - 4:30| 7A: Bus Tour | Bus, University Center Lobby | Sponsored by: Kileen Studio Architects  
Reinventing the Broadway Theatre (B)  
Speakers: Rebecca Ward, Principal / Owner, Ward Architecture, LLC  
Steven J. Hoffman, Professor/Coordinator, Historic Preservation Program, SEMO  
Alyssa Lage, Director of Sales, Cape Girardeau Convention and Visitor’s Bureau  
Maria Mills, Executive Director, Old Town Cape  
Description: On this tour to the 800 block of Broadway we will visit a decaying 1947 movie palace and an abandoned 1921 Vaudeville theatre. In 2013, the opportunity arose to quietly assemble a group of community leaders to brainstorm uses for the two theatres for today's world. The goal was to attract a developer that shared our vision of an arts district, then a major twist happened along the way... Presentation will be in the theater.  
EDUCATION CREDITS: 1.25 AIA-LU, 1.25 AICP-CM |
| 3:15 - 4:30| 7B: Session|               | Sponsored by: Debbie Sheals, Historic Preservation Consultant  
New Technology Approaches for Preservation Surveys (B)  
Speaker: Glen Payne, President, CRE Planning and Development  
Description: Buildings should be old - not the tools we use to protect them. New tools, including smartphones and tablets, have emerged to solve old problems. Participants will learn how online tools make it easy for preservationists to collect, share and promote information about historic properties and districts while producing actionable data that streamlines inventory, regulatory, and planning initiatives. This session will show how one technology approach can increase public engagement by connecting residents, leaders, planners, investors, and decision-makers.  
EDUCATION CREDITS: 1.25 AIA-LU, 1.25 AICP-CM |
| 3:15 - 4:30| 7C: Bus Tour | Bus, University Center Lobby | Sponsored by: R. G. Ross Construction Co., Inc.  
Architect J.B. Legg: Preserving a Legacy (B)  
Speakers: Linda K. Heitman, Professor, Southeast Missouri State University  
Bert J. Kelleman, Vice President & Chairman of the Board, Kelleman Foundation  
Description: Jerome B. Legg had a profound architectural influence upon Cape Girardeau. This tour will detail his legacy and contribution to the Midwest, while exploring several examples of his work. Legg designed at least 14 buildings in Cape in the early 1900’s, none of which still exist. The tour will take you around the downtown area to view both public and private examples of the architect’s designs.  
EDUCATION CREDITS: 1.25 AIA-LU, 1.25 AICP-CM |
| 6:00 - 8:30| Legacy Awards Dinner |          | Sponsored by: PARIC  
Legacy Awards Dinner  
Sponsored by: PARIC  
Rays Banquet Plaza Banquet Center  
3257 William Street, Cape Girardeau, MO 63703  
(See p11 for more details)  
Come celebrate and recognize the host city’s people and projects that have contributed to the preservation of Missouri’s rich and diverse collection of historic resources.*  
*(Individual dinner tickets are included with full conference registration or Thursday registrations.) |
FRIDAY, October 23

Registration
8:00 am - 3:15 pm
University Center, 4th Floor

Exhibits and Trade Show
8:00 am - 3:15 pm
Ballroom Patio, 4th Floor

BLOCK 8

8:30 - 9:45

8A: Session
Room: Indian Room

Sponsored by: Quaker Windows & Doors

Intro to Window Repairs: Tools, Tips, Techniques [Demonstration] (i)

Speaker: Jim Blakemore, Jim Blakemore Remodeling (Retired)

Description: The hands-on demonstration portion of this seminar will leave an impression upon both the novice and the more technically sophisticated preservationists. Jim Blakemore is a resource in Cape Girardeau and has been an active, hands-on supporter of many local preservation projects. He presents this seminar to each of Dr. Hoffman's preservation classes biennially.

Education Credits: 1.25 AIA-LU, 1.25 AICP-CM

8B: Session
Room: Ballroom A

Sponsored by: Rosin Preservation, LLC

The Art of Placemaking: Community Design as Preservation (A)

Speaker: W. Arthur Mertzoff, Academic Coordinator, Museum of Art & Archaeology, University of Missouri, North

Description: Placemaking – a collaborative process to more effectively envision our civic spaces as the setting for the jewels of historic preservation. More than just promoting better urban design, placemaking (aka community design) strengthens the many connections between people and the places they share through a collaborative community learning process by which we can come to better understand and appreciate our natural and cultural heritage. Placemaking promotes a pride of place where historic preservation projects occur.

Education Credits: 1.25 AIA-LU, 1.25 AICP-CM

8:30 - 11:30

8C/8C: Bus Tour
Tour: Bus, University Center Lobby

Sponsored by: Dille Travel Architecture
Tour of Jackson, MO 1818-1855 (B)

Speakers: Barbara Lohr, former Mayor of Jackson, Missouri
Craig Mikes, AIA, Senior Architect & Director, Dille Travel Architecture-Cape Girardeau

Description: Established in 1814, Jackson, offers the only location for viewing log cabin construction and early antebellum period homes remaining intact within such a close proximity to 'The Cape'. The bus tour includes the Criddle-Sander “Rock House” (1816) and the Frizel-Welling House (1818 & 1838). Each of these homes offer a glimpse into the pre-restoration stages of preservation, and the Frizel-Welling offers a rare chance to view a home with furnishings and possessions that have remained unchanged since its origins. The Oliver House (a.k.a. Bennett-Toller-Pace-Oliver House) is a fully restored 1855 Greek Revival home, and has been a long standing tourist attraction. You will see why these homes support the Jackson motto, “City of Beautiful Homes”. The Old McKindree Chapel (1819), an intact polyglog meeting house from Missouri’s territorial period that was the first center of Methodism in Missouri, offering a meeting place used by circuit riders to plan for the westward expansion of Methodism starting as early as 1806. The ongoing restoration of the Benjamin F. Hunter Log Cabin can be seen along the lane approaching the beautiful tree-lined chapel site. Relocated to this site from Sikeston, Missouri, the dog-trot style cabin was first constructed in 1851 and was reconstructed east of Jackson.

Education Credits: 1.25 AIA-LU, 1.25 AICP-CM

9A: Session
Room: Indian Room

Sponsored by: Society of Architectural Historians, St. Louis Chapter

Propping Up the Past: Restoring Early Midwest Structures (B)

Speakers: Jesse Franks, Museum Curator, St. Louis County Parks and Recreation
Marie Morgan, Cultural Research Assistant, JWF Restoration LLC

Description: Learn how to stabilize and restore log or timber frame structures typically found in the Mississippi River Valley.

Education Credits: 1.25 AIA-LU, 1.25 AICP-CM

9B: Session
Room: Ballroom A

Sponsored by: Sugar Creek Capital

Vacant to Vibrant: Preservation Strategies (B)

Speakers: Michael Allen, Director, Preservation Research Office
Jason Deem, Owner, South Side Spaces

Description: The fear of the broken window has plagued preservationists for years. How do we find solutions that make vacant buildings look like the assets that we know they are? Do existing preservation tools offer all of the solutions that we need? Can preservationists even get in the way of preservation sometimes? This panel presents practitioners’ point of view on ways to harness the economic and cultural potential of vacant buildings.

Education Credits: 1.25 AIA-LU, 0.5 + 0.5 AICP-CM

8:30 - 11:30

8C/9C: Bus Tour (continued)
Tour: Bus, University Center Lobby

Sponsored by: Dille Travel Architecture
Tour of Jackson, MO 1818-1855 (B)

Panelists: Karen Bode Baxter, Preservation Specialist

Professional Roles in Historic Preservation (B)

Panelists: Betty Bradley, Director, CRO, Planning & Urban Design Agency, City of St. Louis
Joy Coleman, AIA, Principal, Treasure Architects, P.A.
Ruth Keeney, Historic Preservation Specialist, Landmarks Association of St. Louis
Mike Meinkoth, Historic Preservation Manager, MoDOT

Description: This panel will provide young professionals and students practical advice on what they should be doing to better prepare themselves for involvement in the preservation workforce. Topics include job skills needed to pursue a career in a variety of organizational tasks and the future of preservation fields will be covered.

Education Credits: 1.25 AIA-LU, 1.25 AICP-CM

FRIDAY, October 23

9D: Panel Discussion
Room: Redawks Room

Sponsored by: Karen Bode Baxter, Preservation Specialist

Professional Roles in Historic Preservation (B)

Panelists: Betty Bradley, Director, CRO, Planning & Urban Design Agency, City of St. Louis
Joy Coleman, AIA, Principal, Treasure Architects, P.A.
Ruth Keeney, Historic Preservation Specialist, Landmarks Association of St. Louis
Mike Meinkoth, Historic Preservation Manager, MoDOT

Description: This panel will provide young professionals and students practical advice on what they should be doing to better prepare themselves for involvement in the preservation workforce. Topics include job skills needed to pursue a career in a variety of organizational tasks and the future of preservation fields will be covered.

Education Credits: 1.25 AIA-LU, 1.25 AICP-CM
FRIDAY, October 23

12:00 - 1:00  Plenary Luncheon: Preservation Action: Moving Forward  
Sponsored by: Gardner Capital, Inc.  
John Russell "Russ" Carnahan, Co-Director, Preservation Action

BLOCK 10

1:30 - 4:30  10A/11A: Technical Workshop  
Room: Ballroom A
Historic Stone Repair: Methods and Materials  
Speaker: Julia Mathias Mangiliz, Associate Principal,  
Treasun Architects, P.A.
Mike Rafferty, President, Goedcke Company
Dan Staats, Project Management/Estimating, Staat Tuckpointing
Peter Wollenberg, President, Wollenberg Building Conservation, LLC
Education Credits: 1.25 AIA-LU, 3 AICP-CM

Description: Discussion will focus on the type of damage you are likely to encounter on stone in Missouri’s buildings and a review of the variety of methods and materials that can be utilized to repair damaged stone. This workshop brings together a building conservator as well as a preservation architect who work extensively with the repair of stone on historic buildings to work alongside a supplier of masonry tools and patching products. The discussion will be followed by instruction and demonstrations in the proper way to apply patching compounds.

1:30 - 2:45  10B: Session  
Room: Redhawks Room
Preserving Historic Bridges: Relocation of the Blue River Bridge from Route 40 to Grandview  
Speaker: Tony P. Praw, Director & Deputy State Historic Preservation Officer, DNR
Mike Meinholz, Historic Preservation Manager, MoDOT
Dennis Randolph, Director of Public Works, City of Grandview (Missouri)
Education Credits: 1.25 AIA-LU, 1.25 AICP-CM

Description: The session will focus on the case study of the historic Route 40 Blue River Bridge in Kansas City by explaining federal historic preservation laws regarding historic bridges. MoDOT’s historic bridge relocation program, the adaptive use of the bridge, and funding sources for the project. This talk also will feature a brief look at other successful historic bridge relocation examples and how reusing historic bridges not only saves significant structures and promotes preservation, but also enhances communities.

1:30 - 2:45  10C: Session  
Room: Indian Room
Sponsored by: RubinBrown, LLP | CPAs and Business Consultants

Description: Whether you were just handed the company camera and told to "go photograph that building" or you’ve been working with cameras for a while, this session can help you get sharper, better looking pictures by taking control of the shot and NOT letting the AUTO setting do it all for you. You’ll learn the "portrait" approach to composition in architectural photography and how to minimize perspective distortion.

2:45 - 3:15  BREAK: Grab-N-Go Snacks & Drinks in Trade Show  
Sponsored by: Husch Blackwell, LLP

3:15 - 4:30  11B: Session  
Room: Redhawks Rom
Preservation Planning - Family Feud Style!  
Speaker: Robert Myers, AICP, Planning & Zoning Director,  
St. Charles County, Missouri

Education Credits: 1.25 AIA-LU, 1.25 AICP-CM

Description: Like the popular Family Feud television game show format, two teams will volunteer from the audience and go head-to-head on the topic of preservation planning. The team best naming the most popular answers to identify resources and create and implement a preservation plan will win. Are you ready? It’s time to play...Preservation Family Feud!

3:15 - 4:30  11C: Session  
Room: Indian Room
Sponsored by: RubinBrown, LLP | CPAs and Business Consultants

Description: Presenters will speak about the ongoing efforts to restore and preserve the train cars, dated 1920s, engine, dated 1950s, and track of the Iron Mountain Railway.

The St. Louis Iron Mountain & Southern Railway in Jackson is available for viewing during the days of the conference. Two 1925 coach cars and a 1950s streamliner pulled by a "Pennsylvania Diesel #5898" E8 are on display and operate for local trips. The St. Louis Iron Mountain & Southern Railway, the region’s only full size passenger train, has become a “must” for rail fans and those too young to remember the adventure that accompanied train travel. Called “the intersection” for many years, the railway is located NE of the intersection of highways 61/25/347/2. Next door to BG’s Old Time Deli at 252 E Jackson Blvd, Jackson, MO 63755.  
http://www.slirr.com/
Each of the photos below is distinct to Southeast Missouri State University campus. How many can you identify? See registration folder for worksheet.

**HISTORY:** In 1873, Missouri established the Third District Normal School here in Cape Girardeau, at that time a town of little more than 3,000 residents. In 1875, a local builder named Joseph Lansman built a red brick building on ten-acres of land he donated – it was called Academic Hall. In 1902, this building caught fire and hundreds of Cape residents lined Pacific and Normal Streets to watch the building go up in flames, the firetruck mired in the muddy streets. The next morning, the president of the Board of Regents (Louis Houck) announced that the school would continue; students only missed one day of classes. Houck then spearheaded the effort for the construction of the second, and still standing, Academic Hall, highlighted by a majestic copper dome that can be seen for miles in every direction and remains the lasting symbol of Southeast Missouri State University.

**HINTS AND TIPS:**
All of these buildings/features can be found in the area of campus bounded by North Henderson Avenue, Cheney Drive, Pacific Avenue, and Normal Avenue. Certain architectural features are more readily noticed from across the street.

---

Each of the photos below is distinct in Cape Girardeau’s historic downtown. How many can you identify? See registration folder for worksheet.

**HISTORY:** The city of Cape Girardeau, MO has a vibrant history starting as a trading post and evolving into a frontier settlement that would later become what we know today. Cape Girardeau has gone through many changes that have allowed it to grow and flourish. Today, downtown Cape is chalked full of history where you can see some of the first buildings of the city. As you explore the downtown district on your scavenger hunt you will be able to notice some of the defining features of its early commercial development. Each downtown has a uniqueness about it and steps should be taken to preserve remaining distinctive historic places. Downtown Revitalization and Economic Assistance Missouri (DREAM) has been put in place in order to preserve the current buildings while enhancing economic and self-identity growth. In other words, what we see today is only the beginning of what we have to build on and for the future to thrive on.
MARK YOUR CALENDAR:

OCTOBER 19-21, 2016
HANNIBAL, MO

2016 MISSOURI PRESERVATION CONFERENCE

Special Thanks to our other 2015 Sponsors

Anders CPAs + Advisors
Brown Smith Wallace, LLC
Carol Grove
Husch Blackwell, LLP
Karen Bode Baxter, Preservation Specialist
Killeen Studio Architects
Lisart Capital, LLC
Marsh & Company, PA | Certified Public Accountants
Quaker Windows & Doors
R. G. Ross Construction Co., Inc.
Rosin Preservation, LLC
Saint Louis Design Alliance, Inc.
St. Louis Equity Fund, Inc. | Kansas City Equity Fund LLC

Bill Forysth
Commerce Bank
Debbie Sheals, Historic Preservation Consultant
Engine House No. 1, Inc.
Melman, Alton, & Company, LLC
ND Consulting Group
RubinBrown, LLP | CPAs and Business Consultants
Society of Architectural Historians, St. Louis Chapter
Spencer Fane Britt & Browne, LLP
Sugar Creek Capital
Ward Architecture, LLC
Wollenberg Building Conservation, LLC

Missouri Preservation
320 First Street, Boonville, MO 65233
660-882-5946 (phone) missouripreservation@yahoo.com
Special Thanks to our Major 2015 Sponsors