

2017 MISSOURI PRESERVATION CONFERENCE

HANNIBAL, MISSOURI
MAY 17-19TH



HOMETOWN PRESERVATION

Missouri Preservation extends special thanks to:

Host Community Partners



State Historic Preservation Office



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Conference At A Glance

Wednesday, May 17

8:00-5:00 Conference Registration

8:00-5:00 Tradeshow

8:30 - 9:45	Session 1A: Mock Historic Preservation Commission and Panel *Basic	Session 1B: Historic Building Development Workshop, Part 1 *Advanced	Session 1C: Maintaining Your Historic Property Workshop *Basic
10:15 - 11:30	Session 2A: A Tour of Ilasco: An Immigrant Community in a Cement Company Town *Basic		
12:00 - 1:30	State of Preservation Luncheon		
2:00 - 3:15	Session 4A: Grave Information *Basic	Session 4B: Jim's Journey: The Huck Finn Freedom Center Tour *Basic	Session 4C: Historic Building Development Workshop, Part 2 *Advanced
3:45 - 5:00	Session 5A: Using Federal Laws to Advo- cate for Historic Properties *Basic	Session 5B: Getting to Know the Network to Freedom *Basic	Session 4D: Historic Wood Window Repair Workshop *Basic through Advanced
5:00 - 7:00	Upstairs Downtown Tours		
5:30 - 8:30	Downtown Reception Mark Twain Museum		

Conference At A Glance

Thursday, May 18

8:00-5:00 Conference Registration

8:00-5:00 Tradeshow

8:30 - 9:45	Session 6A: Using Local Legends to Uncover History *Basic	Session 6B: Historic Building Development Workshop, Part 2 *Advanced	Session 6C: Old Baptist Cemetery (Stone Repair) Workshop *Basic
10:15 - 11:30	Session 7A: Stained Glass Restoration *Intermediate		
12:00 - 1:15	Keynote Address and Luncheon		
1:45 - 3:00	Session 9A: Gateway National Bank: Missouri's First Black- Owned Commercial Bank *Basic	Session 9B: Cement Foundry Field Session *Basic	Session 9C: Restoration of Historic Faux Finishes, Gildings, and Murals Workshop *Intermediate through Advanced
3:15 - 4:30	Session 10A: Describing Historic Neighborhoods *Intermediate		
6:00 - 9:00	Legacy Awards Dinner The Orchard		

Conference At A Glance

Friday, May 19

8:00-11:30 Conference Registration

8:30 - 9:45	Session 11A: Stonework Restoration: Basics of Carved and Tooled Finishes *Intermediate	Session 11B: City of Palmyra Field Session *Basic	Session 11C: Plaster Repair Workshop *Advanced
10:00 - 11:15	Session 12A: Historic Chimney and Fireplace Preservation *Intermediate		
11:30 - 12:45	Session 13A: Missouri's Historic Bridge Program *Basic		
12:45 - 2:00	Lunch (On Your Own) in Downtown Hannibal MoBARN Meeting at Mark Twain Brewery		
	Explore the city of Hannibal!		

Welcome to the Conference



MISSOURI PRESERVATION

Preserving Place And Community For Future Generations

On behalf of the entire volunteer board, staff and volunteers of the Missouri Alliance for Historic Preservation (Missouri Preservation), I'd like to invite you all to an exciting educational experience at the 20th Annual Missouri Preservation Conference to be held in Hannibal May 17-19, 2017. This anniversary of the Conference provides us with ways to celebrate and further improve the delivery of historic preservation education, services and advocacy. In addition to marking this milestone for our Conference, we also mark the 40th anniversary of Missouri Preservation as Missouri's premier historic preservation non-profit.

Established in 1976 as the Missouri Heritage Trust, our organization helps bring our programs highlighting historic preservation education, advocacy and recognition to the citizens of Missouri every day. Its chief educational offering, our annual Conference, moves to a different community in Missouri each year and the community chosen must always be one that supports historic preservation by the passage of a historic preservation ordinance. Local ordinances recognize and protect historic resources in the host community by establishment of a historic preservation commission, and enforcement of guidelines for the appropriate treatment of historic resources. We hope that our Conference helps bolster the local economy, increase heritage tourism and spotlight the efforts and accomplishments of local preservationists wherever we go. Hannibal presents a special opportunity for this mission in that as "America's Home Town," it provides a rich backdrop for promoting all of these things-- from its great bed and breakfasts, inns and hotels to its rich history of Mark Twain and friends, to its many preservation accomplishments in its historic districts, both locally designated and on the National Register of Historic Places.

Missouri Preservation welcomes this opportunity to continue writing the story of historic preservation in Missouri and we welcome you in 2017 to Hannibal - where you can write your own story.

--Bill Hart, Executive Director

Hannibal

Founded in 1819 by Moses D. Bates, the river town soon flourished as a principal docking port for steamboats, flatboats, and packet steamers traveling the upper Mississippi. By 1845, Hannibal had achieved city status and by 1860, the population had more than doubled, making it the second largest city and third largest commercial center in Missouri. Early industries that greatly influenced the city's growth included pork packing, soap and candle making, coopering, milling of lumber, and the railroad. As these diminished, other Hannibal business ventures took their place, including shoe manufacturing, button making, and cement production.

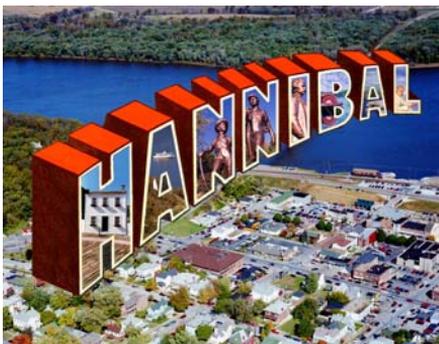


The city is proud of its long list of well-known sons and daughters including William Lear, designer of the Lear jet; Congressman William Henry Hatch; Navy Admiral Robert E. Coontz; sculptor John Rogers; Margaret Tobin, the "Unsinkable" Molly Brown; composer Egbert Van Alstyne; and artist Carroll Beckwith. Hannibal's most famous son is Samuel Langhorne Clemens, known worldwide by his pen name, Mark Twain. At the age of four, Sam's family moved to Hannibal from his birthplace in Florida, Missouri, about thirty miles to the southwest. Many of the popular characters featured in *The Adventures of Tom Sawyer*, *The Adventures of Huckleberry Finn*, and other beloved works, were based upon people Sam had known while growing up in Hannibal.

Today, we have more parks per citizen than most towns in the Midwest, and our trail system is growing yearly. Hannibal is a wonderful place to hike, or bike. Boaters will find easy access to the Mississippi, as well as local lakes. Hannibal has grown into a thriving haven for artisans, and is included in the famous 50 Miles of Art. 50 Miles of Art includes a scenic drive on Highway 79 and focuses on the growing art communities of Hannibal, Louisiana and Clarksville. Hannibal is home to numerous world-class artists and craftsmen. Each year there are two studio tours (one in the Spring, and one in the Fall) that highlight artists and their studios.

If you like history, you'll love Hannibal. It's rich history comes to life when you walk the streets of downtown, or take a walking tour of Hannibal's beautiful historic homes.

Hannibal boasts a diverse industrial economy that includes the production of agricultural chemicals, food products, rubber and plastic products, electrical and automotive equipment, and various other manufactured goods. The many businesses in Hannibal provide friendly service, with a strong work ethic. You'll discover wonderful and unique shops that are found only in Hannibal. No matter what you choose to do you will find our town of nearly 18,000 very accommodating. I'm sure you will agree that Hannibal is a magical experience for individuals and families alike.



State of Preservation Luncheon

Wednesday, May 17 12:00-1:30

Star Theater

Listen to updates on the state of preservation in Missouri during lunch and then network with other conference participants and experts!

Speakers:

James Hark, Mayor, City of Hannibal

Bill Hart, Executive Director, Missouri Preservation

Toni Prawl, Missouri State Historic Preservation Office

Russ Carnahan, President, Preservation Action

Christina Clagett, AIA, NCARB

State of Preservation Luncheon Sponsored by:
Rubin Brown
Spencer Fane
Deb Sheals, Preservation Consultant

Keynote Speaker

Thursday, May 18

Star Theater

12:00– 1:15 pm.

Mary Helmer, President/Coordinator of Main Street Alabama will provide this year's keynote. Prior to her position with MSA, Helmer spent ten years as a local Main Street Director in Emporia, KS. This experience forged a lifelong interest in downtown revitalization and community development. Following her tenure as Emporia's Main Street Director, Helmer moved into the position of Kansas Main Street State Coordinator in 2007 and served in that capacity for 5 years. Prior to accepting her current position with Main Street Alabama in 2013, Helmer developed a leveraged funding package and managed public relations on a project to convert a former high school into a hotel/convention center in Emporia. Since moving to Alabama and taking on the re-launch of the statewide coordinating program for Main Street Alabama, Mary has traveled the state extensively providing training and direct services to the Designated Main Street Alabama cities and Downtown Network communities, including incorporating the Downtown Design Guide and the Downtown Development Guide as key resource pieces for all communities interested in redeveloping their downtown and neighborhood commercial districts. Mary has served as a keynote speaker/presenter at several events including Electric Cities Conference, Alabama League of Municipalities, Economic Development Association of Alabama, Alabama Communities of Excellence, Alabama Trust for Historic Preservation, EPA Community Framework Planning, Regional Planning Commission of Greater Birmingham, Eastern Alabama Regional Planning & Development, Pepper Place Charrette as well as several local Main Street and Chambers of Commerce Annual Meetings and service clubs.



Keynote Speaker and Luncheon Sponsored by: Brown Smith Wallace



Downtown Reception

Wednesday, May 17

Explore America's Hometown, Hannibal, Missouri. Check out the Upstairs, Downtown tour which will include a glimpse inside both commercial and residential properties in town. The night will end with a reception at the Mark Twain Museum in downtown Hannibal.

- Get a look inside the many historic homes of Hannibal
- Explore Hannibal's downtown
- Downtown Reception at the Mark Twain Museum

Sponsored by: Enhanced Historic Credit Partners

Legacy Awards Dinner

Thursday, May 18

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 The Orchard. There will be a catered dinner and the evening will include a cash bar. Please join us to award the endeavors that have helped shape Hannibal's historic preservation legacy.

Individual Ticket: \$30

*Individual dinner tickets are included with full conference registration or Thursday registrations.



Your Three Day Comprehensive Learning Experience

The conference brings together historic preservation experts and people from across Missouri and surrounding states. Those attending the 2017 Missouri Preservation Conference have the opportunity to:

- Participate in a variety of educational programs geared for both the novice and experts
- Explore historic Hannibal
- Keep informed about the opportunities, challenges and impact of the historic tax credit programs
- Network with others in the preservation community
- Tour a wide variety of nearby historic properties
- Learn about and honor Hannibal's preservation legacy
- Experience a preservation trade show of leading product and service providers
- Attend intensive workshops covering a variety of historic building development topics
- Learn more about restoration and rehabilitation practices
- Fulfill continuing education requirements (for architects and historic commission members)

Continuing Education/Advanced Training Credits



AIA CESs

Missouri Preservation is a registered provider of AIA/CES. Most educational sessions, the keynote address, and advanced training workshops provide continuing education, health, safety, welfare (HSW) credits.

AIA CESs Sponsored by: Rosin Preservation

Sessions | Workshops | Tours

<p><u>Session</u>: denotes educational session</p> <p><u>Tour</u>: denotes a group tour</p> <p><u>Workshop</u>: denotes Advanced or Technical Training Workshops</p>	<p><u>Educational Levels</u></p> <p>(B) = Basic</p> <p>(I) = Intermediate</p> <p>(A) = Advanced</p>
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Wednesday, May 17

Registration 8:00am–5:00pm at the **Star Theater**
Trade Show 8:00am-5:00pm at the **Star Theater**

8:30-9:45 | [1A: Mock Historic Preservation Commission and Panel \(B\)](#)

B&B Theater

Anyone who has served on a local historic preservation commission understands that public hearings can be a challenge. Commission members and staff must juggle between proper meeting procedures, ethical standards, design review, public input, and more. Join us for a mock commission meeting that will be both highly entertaining and informative, touching on all the essential details of effective meeting operation in a fun, interactive format.

Speaker: Brad Wolf, City Historic Preservation Officer, City of Kansas City

Education Credits: 1 AIA-CEU

8:30-11:30 | [1B: Historic Building Development Workshop, Pt 1 \(A\)](#)

Star Theater

8:30-9:45 Through the Eyes of the State Reviewers: Reviewing the DED Procedures with the Current Cap

For the first time since the \$140 million cap was placed on the program in 2009, application requests have exceeded the cap. DED officials will discuss the status of the cap and review the process for new applications and the sequence for seeking preliminary approval and for being put in line for the next year's allocation of tax credits.

Speakers: Mark Pauley, Manager of Development Finance, Department of Economic Development; Bongkotch Anderson, Economic Development Incentive Specialist III, Division of Business and Community Services, Department of Economic Development

Through the Eyes of the Reviewers: Explore the SHPOs Current Review Process

Experience the tax credit application review process through the eyes of the reviewers in the Missouri State Historic Preservation Office. Be informed of the goals and current procedures of the office. Gain insights into what to expect with the review of your next application and suggestions for expediting it. The application you submit may be complete in your mind, but what does the reviewer see? Does your written text reflect the scope of work proposed on the drawings? Learn

more about the process and how to facilitate it with some tips shared during this session.

Speakers: Toni Prawl, Director, Missouri State Historic Preservation Office; Thom Kuntzman, Historical Architect II, SHPO; Rebecca Ward, Historical Architect II, SHPO

Education Credits: 1 AIA-CEU

10:15-11:30 Should I Insulate These Historic Masonry Walls?

Historic buildings with exterior masonry walls are often perceived to be inefficient. Should you insulate these walls? The answer is not as simple as yes or no. Every building is unique, with differing interior conditions. Some have plaster applied directly to the masonry, some have wood studs set inside the masonry and plaster on lathe— then it is tempting to fill that void. Care must be taken so that the solution applied to the existing construction does not create unwanted damage. Evaluation of existing conditions, simple diagrams and calculations are necessary to make proper decisions and find appropriate solutions.

Speaker: Julia Manglitz, Associate Principal, TreanorHL

Education Credits: 1 AIA-CEU

Integration of Contemporary Building Systems into Historic Buildings

Installation of new building systems (mechanical, electrical, plumbing, fire protection, telecom, security) in historic buildings is often needed to meet user expectations and code compliance. The successful integration of these systems into historic buildings is a challenge, while maintaining the building's significant historic spaces and original building fabric— these buildings were not designed to support heavy mechanical equipment, duct work chases, sprinkler piping or telecom cables. It requires early identification of the appropriate systems as well as rigorous coordination between design and construction team members. Learn about various approaches and basic strategies for communicating the desired result from system integration case studies.

Speaker: Dana Gould, Architect, TreanorHL

Education Credits: 1 AIA-CEU

• When is it Time to Call a Structural Engineer?

We have all heard the horror stories of sudden collapses of walls or entire buildings during a renovation project and many times the contractors working on the project seem to think that they know whether that crack, leaning column, sloping floor, or bulging wall is a problem and often thing digging out the basement or removing an interior wall are not a big deal or have their own idea of how to fix it, but that may not be the safest solution or the one that will correct the true problem. How do you know if you have a potential structural issue or when is it time to call in a structural engineer?

Speakers: Joseph A. Carpenter, Structural Engineer, KPFF

Sponsored by: Stark Wilson Duncan Architects

8:30-11:30 | [1C: Maintaining Your Historic Property Workshop \(B\)](#)

8th& Center St. Baptist Church

Using the historic 8th & Center St. Baptist Church as a focus, we will look at developing preservation/maintenance techniques and strategies necessary to overcome deferred maintenance. Matters also addressed include building inspection & survey, compiling a maintenance manual, developing long range preservation/maintenance programs, and establishing a cyclical maintenance program and finally addressing fundraising.

Speakers: Scott Meyer, Owner, River City Restorations, Inc.; Faye Dant, Executive Director, Jim's Journey: The Huck Finn Freedom Center

Education Credits: 1 AIA-CEU

9:45 BREAK: Snacks and Drinks in the Star Theater
Sponsored by: TreanorHL

10:15-11:30 | [2A: A Tour of Ilasco: An Immigrant Community in a Cement Company Town \(B\)](#)

Meet Outside Star Theater

The story of Ilasco and its people will be told as we visit the monuments and what remains of the former business section of the town. The Village of Ilasco was created when large numbers of Immigrants came to work at the newly built Atlas Portland Cement plant in 1903. The Village grew to 3000 residents as the plant employed as many as 2500 workers at one time and the need to live nearby was important. We hope to provide a snapshot of the people and the families who lived in Ilasco and worked at the cement plant. The company town was dissolved in the 1960's.

Speakers: Rachel Barnhart, Historic Preservation Specialist, Rosin Preservation; David and Sally Polc, Ilasco Area Historical Preservation Society.

Sponsored by: The St. Louis Chapter of the Society of Architectural Historians

Education Credits: 1 AIA-CEU

2:00-3:15 | [4A: Grave Information: Cultural Insights Gained Through the Archaeological Investigations of Historic Burial Grounds \(B\)](#)

B&B Theater

Human remains at historic burial grounds can provide valuable forensic information, but the material remains can provide just as important information concern-

ing past cultures. Although these materials reflect changing ideas on death, they also reflect the cultures of living. Insights gained through archaeological investigations of burial grounds dating from the French Colonial times to the late 1800s will be described, and the new insights revealed by these investigations will be discussed.

Speakers: Joe Harl, Senior Cultural Resource Specialist, Archaeological Research Center of St. Louis, Inc; Robin Machiran, Senior Cultural Resource Specialist, Archaeological Research Center of St. Louis, Inc.

Education Credits: 1 AIA-CEU

2:00-3:15 | [4B: Jim's Journey: The Huck Finn Freedom Center Tour \(B\)](#)

Meet Outside Star Theater

In a town that celebrates all things Twain, Jim's Journey recognizes one of Twain's most complex yet locally under-represented literary figures: Jim, the runaway slave and friend to Huck Finn. We all know Jim is a fictional character, but we have learned that he was based on a real person, Daniel Quarles. As Hannibal's first African American history museum, our mission is to honor Daniel Quarles' legacy and to glimpse what life was like for him, his descendants and other African Americans living in 19th- and 20th-century Hannibal. Explore Hannibal's newest museum with the director!

Speaker: Faye Dant, Executive Director, Jim's Journey: The Huck Finn Freedom Center

Education Credits: 1 AIA-CEU

2:00-5:00 | [4C: Historic Building Development Workshop, Pt 2 \(A\)](#)

Star Theater

•2:00-3:15 Historic Districts Lite

Many neighborhoods and communities are not prepared to undertake extensive design review to preserve their historic buildings, but do recognize the importance of protecting the investments by property owners by ensuring that new renovation or new construction projects do not detract from the historic character of the area. Many communities are looking to the creation of conservation districts to provide this protection. Recently, St. Louis implemented local ordinances to create a minimal design review through conservation districts in neighborhoods that do not have locally designated historic districts with design review ordinances. In reviewing how the St. Louis Cultural Resources Offices and the Historic Preservation Board succeeded in creating what is often termed "historic districts lite" you can see what to expect in those design reviews even where there is not a designated historic district or how to create a similar program in your own community.

Speaker: David Richardson, Partner Real Estate, Development and Construction, Husch Blackwell; Matt Ahlers, Husch Blackwell

Tips and Tricks for Historic Tax Credits: How to Not Leave Credits on the

Table

In reviewing the expenses and preparing the cost certifications for historic tax credit projects, CPAs often find that clients are not providing enough detail to maximize the credits. This session will highlight some of the tips that will provide the opportunity to increase the items identified as qualified rehab expenses on any size project, reviewing how to structure invoices to show more accurate detail, pointing out expenses that are often overlooked as project eligible costs, looking at ongoing project documentation and organization and examining how multiple credit programs affect the cost review process.

Speakers: Dave Finkling, Senior Manager, Tax Services, Ander CPAs and Advisors; Nicholas Wigglesworth, Supervisor, Anders CPAs and Advisors

Education Credits: 1 AIA-CEU

3:45-5:00 Finding More Dollars for Your Historic Project

Historic tax credit projects can benefit from other tax credit programs— New Markets, affordable housing, energy credits can add viable financing to developments. By providing models of how to use these programs as a financing vehicle for projects in conjunction with historic tax credits, even smaller projects can learn how to leverage these credit programs.

Speakers: Chris Johnston, Partner, MarksNelson, LLC; Mike Marsh, Partner, MarksNelson, LLC

Education Credits: 1 AIA-CEU

2:00-5:00 | [4D: Historic Wood Window Repair Workshop \(B-A\)](#)

Meet Outside Star Theater

Wood Window Repair will be a fun and intense three hour hands-on workshop about the repair & weatherization of historic double hung windows. Nationally known preservation trades artisan, author, former PBS host & educator, Bob Yapp will be leading the workshop in the woodworking studio of his Hannibal based school, *The Belvedere School for Hands-On Preservation*.

Speaker: Bob Yapp, Owner/Founder, Belvedere School for Hands-On Preservation

Education Credits: 3 AIA-CEU

3:15 BREAK: Snacks and Drinks in Star Theater **Sponsored by: TreanorHL**

3:45-5:00 | [5A: Using Federal Laws to Advocate for Historic Properties \(B\)](#)

B&B Theater

In this session the presenters will explain how resource advocates can use existing federal historic preservation laws to advocate for historic resources that are endangered by federally funded projects. Participants will learn how to work within Section 106, Section 4(f) and NEPA to advocate for preservation outcomes.

*Speakers: Amanda Burke, Historic Preservation Specialist, SHPO
Karen Daniels, Senior Historic Preservation Specialist, Missouri Department of Transportation*

Sponsored by Drury Southwest

Education Credits: 1 AIA-CEU

3:45-5:00 | [5B: Getting to Know the Network to Freedom and Researching the Underground Railroad \(B\)](#)

B&B Theater

This presentation will introduce the National Park Service National Underground Railroad Network to Freedom Program, which was established in 1998 and coordinates commemoration, preservation, and educational efforts that relate to the important history of the Underground Railroad. While it is often thought that because secrecy was a necessary component of the Underground Railroad that we cannot really know about it, this presentation will show how to research and document this history, especially as it relates to Missouri. Hopefully, encouraging participants to embark on their own investigations of this important history, which is considered the nation's first civil right's movement.

Speaker: Deanda Johnson, Midwest Regional Coordinator, National Park Service Freedom Program

Thursday, May 18

Registration 8:00am–5:00pm at the Star Theater

Trade Show 8:00am-5:00pm at the Star Theater

8:30-9:45 | [6A: Using Local Legends to Uncover History \(B\)](#)

B&B Theater

Many historians prefer not to discuss ghosts and horrible histories, yet people are fascinated by these tales. Victoria Cosner, author of Missouri's Mad Doctor McDowell: Confederates, Cadavers and Macabre Medicine shows how you can

“true crime” local legends about your historic structures and use it to bring awareness and new audiences. Discussions will include the pros and cons of paranormal tourism and keeping the history in these projects.

Speaker: Victoria Cosner, First Missouri State Capitol State Historic Site

Education Credits: 1 AIA-CEU

8:30-11:30 | [6B: Historic Building Development Workshop, Pt 3 \(A\)](#)

Star Theater

• 8:30-9:45 Application Phasing, Submission Options and Qualifications

The nuances of how to define your basis and what to identify as the time period for the federal substantial rehabilitation basis period can feel like a master chess tournament. Should you identify the project as a phased federal application to garner a 60-month basis period, instead of the 24-month basis period? What ramifications does that have for additional documentation to the National Park Service with your federal application or reporting to the IRS? How does this affect your submission for Missouri historic credits both at the submittal and with the cost certification process?

Speakers: Bill Gawrych, Partner, Real Estate Services and Assurances Services Groups, RubinBrown; John Sandor, Architectural Historian, Technical Preservation Services, National Park Service; Karen Bode Baxter, Preservation Specialist

Keeping Applications on Track

Historic tax credit application review can come to a grinding halt at the National Park Service for some simple procedural issues that should be evaluated and incorporated into the submission. This session will review some of the most common reasons that applications are put on hold and explain how to handle them when preparing the application, for example: complying with the owner consent requirement, determining if the rehab project is more than one building requiring separate applications, calculating whether it is a separate building or just an addition, and expecting a Part 3 sign off/approval without completing all phases of the rehab.

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

Thinking Ahead– Planning for Maximum Flexibility

In planning historic building development projects, it is important to realize that some major components will likely change before the rehab project is complete, whether it is the intended use of the building after rehab, the sequencing or scope of construction, or even major design elements. It is especially critical that early planning and applications allow for the maximum flexibility in making these changes without jeopardizing the historic tax credit approval. IT could be a matter of when and in what areas to schedule abatements and selective demolition or how to identify the significant features or period of significance in

the National Register nomination that restrict whether your particular design submission will be approved or if you can submit your project for final review. Thinking strategically early in your planning to allow for maximum flexibility is critical for the ultimate success of your redevelopment project no matter how plans evolve over time.

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

Education Credits: 1 AIA-CEU

• **10:15-11:30 Restoring/Reconstructing Missing Features– Choices and Considerations**

Most historic building rehabilitation projects are faced with damaged or missing historic features and some are easier to repair or reconstruct than others. The growth and success of the historic preservation industry has provided a wide variety of materials to replace missing or damaged details on historic buildings, but how do you determine if it is appropriate for your building? This session will examine a variety of these features and explore options for replacement materials whether that is roofing materials, pressed metal details, porch elements, exterior wall materials, storefront framing, doors, or interior trim and finishes.

Speakers: John Sandor, Architectural Historian, Technical Preservation Services, National Park Service; Thom Kuntzman, Historical Architect II, SHPO; Rebecca Ward, Historical Architect II, SHPO

Education Credits: 1 AIA-CEU

8:30-11:30 | 6C: Old Baptist Cemetery (Stone Repair)

Workshop (B)

Meet Outside Star Theater

Join Gary Keshner at the Old Baptist Cemetery to learn about the best practices for cemetery maintenance. This will include a hands-on demonstration of how to clean stones as well as a demonstration of stone patching and easy ways to level stones. This workshop is open to individuals of all skill levels.

Speaker: Gary Keshner, Cathedral Stone Products

Education Credits: 3 AIA-CEU

9:45 BREAK: Snacks and Drinks in Star Theater

Sponsored by: Bradley Nicholson and the Nicholson Group

10:15-11:30 | 7A: Stained Glass Restoration (I)

B&B Theater

Have you ever wondered why stained glass windows fail? In this session learn

safety and proper practices for leaded stained glass restoration. Also learn about the proper way to use exterior protective glazing systems.

Speaker: Ronald Bovard, CEO/Owner, Bovard Studio, Inc.

Education Credits: 1 AIA-CEU

1:45-3:00 | [9A: Gateway National Bank: Missouri's First Black-Owned Commercial Bank \(B\)](#)

B&B Theater

At the turn of the twentieth century, St. Louis, Missouri, had a black population of slightly more than 35,000 people. The city ranked second to Baltimore in the percentage of African Americans in the population. A decade later in 1910, St. Louis was the fourth largest U.S. city behind New York, Philadelphia, and Chicago. The African American population was 43,960, a 6.4 percent increase from 1900, representing the third largest urban black population increase after Kansas City and Indianapolis at 9.5 and 9.3 percent, respectively. The city was growing and African American businessmen believed that the black business community of St. Louis should be representative of that growth and development. In 1915, the *St. Louis Argus* newspaper publisher Joseph E. Mitchell editorialized that he was determined "to bend his every effort to lift black St. Louis to the place it should occupy in the nation." A part of that uplift was black business development. Black community leaders such as Mitchell believed that financial backing was an integral part of the uplift process. To that end, three financial institutions were founded and developed in St. Louis by black business leaders—New Age Savings and Loan Association (1915), People's Loan and Finance Company, incorporated as People's Finance Corporation (1922), and Gateway National Bank (1964).

Speakers: Ruth Keenoy, Historic Preservation Specialist; Dr. Debra Greene, Interim Provost/VPAA, Lincoln University

Education Credits: 1 AIA-CEU

1:45-4:30 | [9B: Cement Foundry Field Session \(B\)](#)

Meet Outside Star Theater

Have you ever wondered what the difference was between cement and concrete? Learn about the local cement foundry and how the foundry and cement business shaped the greater Hannibal area.

Speaker: Frank Salter, former cement foundry employee

Sponsored by [Strata Architecture + Preservation](#)

Education Credits: 2.75 AIA-CEU

1:45-4:30 | [9C: Restoration of Historic Faux Finishes, Gilding and Murals Workshop \(I-A\)](#)

Hannibal Arts Council Building

Susan Greene, a renowned artisan in Historic Preservation, will be presenting a workshop on both wood graining and marbling. The marble type that will be taught is a combination of Verde Aver and Verde Malachite. These provide learning techniques in both applying and removing the glaze to create veins and depth. The wood type that will be taught is Crotch Cut Mahogany. This is a more difficult type of wood to replicate but techniques taught will provide knowledge into other types of faux wood graining techniques like oak and walnut. Materials will be provided. Some may need to be shared. Come ready to create and get your hands a little dirty.

Speaker: Susan Greene, Owner/Founder, Paint Imagery, LLC.

Education Credits: 2.75 AIA-CEU

3:00 BREAK: Snacks and Drinks in the Star Theater
Sponsored by: [Bradley Nicholson and The Nicholson Group](#)

3:15-4:45 | [10A: Describing Historic Neighborhoods \(I\)](#)

Meet Outside Star Theater

Join Karen Bode Baxter and Esley Hamilton as they bus through Hannibal's Central Park and Maple Avenue historic districts, which reflect the city's heyday as a railroading and lumbering center. They will explain how they determined logical boundaries for the National Register districts, how they classified the architectural styles of the buildings, and how they distinguished original building features from alterations, some of which were historic in themselves.

Speakers: Karen Bode Baxter, Preservation Specialist; Esley Hamilton, Historian, St. Louis County Parks

Education Credits: 1.5 AIA-CEU

Friday, May 19

8:00am-11:30am Registration at the Star Theater

Snacks and Drinks in the Star Theater

Sponsored by: [St. Louis Design Alliance](#)

8:30-9:45 | [11A: Stonework Restoration: Basics of Carved and Tooled Finishes \(I\)](#)

Meet Outside Star Theater

Older and historic masonry buildings were frequently embellished with tooled and/or carved stonework. Even a simple vernacular building may display finer finishes at doors, windows or steps. A high style commercial building or home may include highly finished stones throughout one or all facades. Restoring a building with finished stonework that has deteriorated requires being able to describe the finishes to be recreated. The basics of carving and tooling will be discussed, described and demonstrated.

Speakers: Karl Ramberg, Owner, Ramberg Stone Works; Julia E. Manglitz, Associate Principal, Treanor Architects.

Sponsored by Wollenberg Building Conservation

Education Credits: 1 AIA-CEU

8:30-12:45 | [11B: City of Palmyra Field Session \(B\)](#)

Meet Outside Star Theater

Join Jim Talley of Talley Classic Properties and Ruth Keenoy on a journey through the nearby city of Palmyra and see the many historic homes it has to offer.

Speaker: Jim Talley, Owner/Founder, Talley Classic Properties; Ruth Keenoy, Historic Preservation Specialist.

Sponsored by Karen Bode Baxter, Preservation Consultant

Education Credits:

8:30-12:45 | [11C: Plaster Repair Workshop \(A\)](#)

Hannibal Arts Council Building

This workshop will teach the basics of plastering and how to do your own plaster repair and patching. Learn the differences between plaster and drywall, the chemical reaction that takes place as well as safety and simple short cuts to make work quick but still achieve outstanding results. Simple, repetitive exercises will be taught to give attendees command of the tools so they get more plaster on the walls and not themselves. This workshop will include hands-on patchwork on easels, texture matching and blending and an intro to 3 coat work. Expect an informal Q&A session while you get knee-deep in plaster. Be prepared to get dirty and no open-toed shoes!

Speaker: Eric Aulbach, Owner, Plastering by Eric Aulbach

10:00-11:15 | 12A: Historic Chimney & Fireplace Preservation (I)

B&B Theater

What homeowners should know about options for historic chimney and fireplace preservation and restoration before making any repairs or changes. Save time and money by getting the facts about how to bring historic chimneys up to current codes and standards while preserving the historic appearance. Find out what options are available regarding the use of open fireplaces and what modifications may be made in order to use a fireplace for wood or gas burning, or use of an historic look yet modern high-efficiency fireplace insert. Learn about chimney liner systems and liner repair methods that are available, and exterior historic brick and stone restoration. See samples of historic chimney restoration photos and find out how to find a qualified historic chimney restoration specialist.

Speakers: Marge Padgitt, President, HearthMasters, Inc.; Gene Padgitt, Vice President, HearthMasters, Inc.

Sponsored by Engine House No. 1

Education Credits: 1 AIA-CEU

11:30-12:45 | 13A: Missouri's Historic Bridge Program (B)

The Missouri Department of Transportation (MoDOT) operates a statewide bridge program, and works with local participating agencies (LPA) who are replacing their bridges. Learn about the Section 106 process for bridges, how MoDOT and LPA work to avoid or minimize effects on historic bridges and common mitigation measures. Also learn how the public and consulting parties can be involved in projects.

Speaker: Karen Daniels, Senior Historic Preservation Specialist, Missouri Department of Transportation

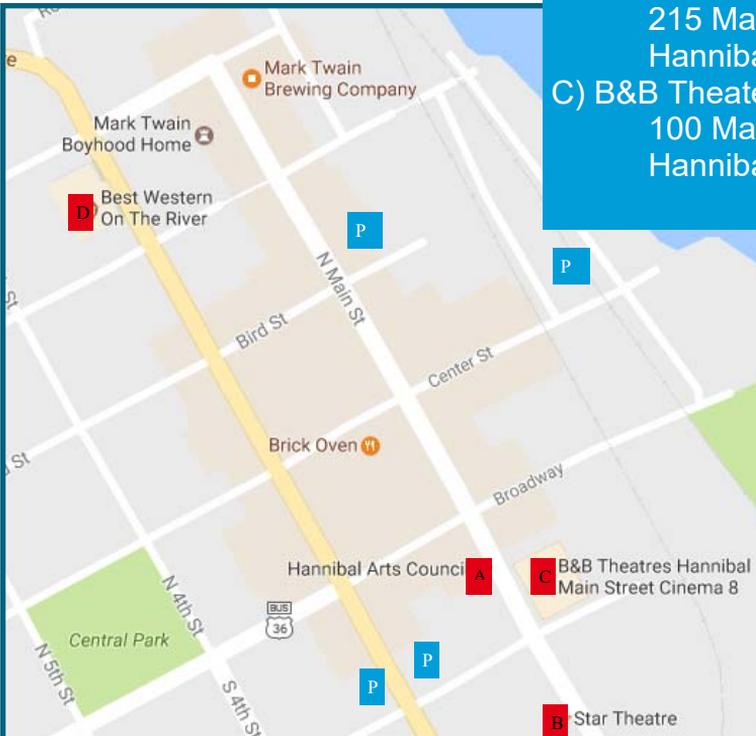
Education Credits: 1 AIA-CEU

For more information on your speakers, as well as to view additional handouts, please visit our conference website at www.conference.red40net.com

Additional handouts will be available after the conference.
Use the password **MOPres17** to access them.



- A) Hannibal Arts Council
105 S. Main St.
Hannibal, MO 63401
- B) Star Theater
215 Main St.
Hannibal, MO 63401
- C) B&B Theater
100 Main St.
Hannibal, MO 63401



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D Disability: If you have special requirements, please contact Missouri Preservation.



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for the
2018 Missouri Preservation Conference!



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