

# Updating National Register Districts

Presented by  
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# Reasons to Update a NR District

- Change the boundary
- Document physical changes since listing
- Original nomination has minimal information
- Add areas of significance or context
- Extend the period of significance/update contributing statuses



# Boundary Increase/Decrease vs. Additional Documentation

- **“Boundary Increase”** (BI). Extends the boundary; separate nomination form; same period of significance and at least one area of significance from the original nomination; Must go through the Missouri Advisory Council on Historic Preservation (MOACHP).
- **Boundary Decrease** (BD) decreases boundary due to demo/loss of integrity; separate nomination; goes through the MOACHP
- **Additional Documentation** (AD) adds information or makes a correction. Depending on the nature of the AD, it may or may not be recorded on a full nomination form or go through the MOACHP.



# Additional Documentation

- Example for an AD Short form: correcting the name of the architect, correcting the wrong address, etc.
- Even if MOACHP isn't required, anything that impacts owners must go on hold for 30 days for required notifications.
- Adding areas of significance, extending the periods of significance, adding resources, changing contributing statuses, adding substantial context, are documented on a separate nomination and goes through the MOACHP. **For these sorts of changes the entire district must be re-evaluated.** Cannot change the status of one or two buildings unless it was an error at the time. Changing the status of one property can be done via a Federal Part 1 tax credit application.



# Additional Documentation

## Initial Steps:

- Study the original nomination. What was the justification for: areas of significance, level of significance, period of significance, and the boundary? What resources were counted and how was contributing status determined? Older nominations may not have all of this information.
- Study the physical neighborhood; an architectural survey will likely be needed before an AD will be possible.
- Consider the *actual* reasons the district is significant and the time period it was important. Are the boundaries defensible?
- Does the district use a MPDF?



# The “50-year rule”

- Properties in a district do not automatically become contributing when they turn fifty years old. There must be supported reasoning.

## Example 1:

Per nomination, the district is significant under Criterion C: Architecture because it is the most intact collection of late nineteenth, early twentieth century homes in town. Outside of the boundary is post-war housing.



# The “50-year rule”

On rare occasions infill could be individually eligible vs. contributing to the neighborhood. Example: Significant example of Brutalist style is infill in Victorian neighborhood.



# The “50-year rule”

## Example 2:

Per nomination, the commercial district is eligible under Criterion A: Commerce because it served as the main area of commerce historically. The period of significance begins in 1890 and ends in 1950, the fifty-year cut-off at the time of nomination.



# Old Nominations

**SITE FILE COPY**

Form 10-300 (Dec. 1968) UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE: Missouri  
COUNTY: St. Louis City  
FOR NPS USE ONLY  
ENTRY NUMBER: DATE:

**1. NAME**  
COMMON: St. Louis Union Station  
AND/OR HISTORIC:

**2. LOCATION**  
STREET AND NUMBER: Nighthorn and Market streets  
CITY OR TOWN: St. Louis  
STATE: Missouri 63103 CODE: 26 COUNTY: St. Louis City CODE: 510

**3. CLASSIFICATION**

CATEGORY (Check One)		OWNERSHIP		STATUS		ACCESSIBLE TO THE PUBLIC	
District <input type="checkbox"/>	Building <input type="checkbox"/>	Public <input type="checkbox"/>	Public Acquisition: In Progress <input type="checkbox"/>	Occupied <input type="checkbox"/>	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
Site <input type="checkbox"/>	Structure <input type="checkbox"/>	Private <input type="checkbox"/>	Being Considered <input type="checkbox"/>	Unoccupied <input type="checkbox"/>	Yes <input type="checkbox"/>	Restored <input type="checkbox"/>	Restored <input type="checkbox"/>
Object <input type="checkbox"/>		Both <input type="checkbox"/>		Preservation work in progress <input type="checkbox"/>	No <input type="checkbox"/>	Unrestored <input type="checkbox"/>	Unrestored <input type="checkbox"/>

PRESENT USE (Check One or Two as Appropriate)

Agricultural <input type="checkbox"/>	Government <input type="checkbox"/>	Park <input type="checkbox"/>	Transportation <input type="checkbox"/>	Coastal <input type="checkbox"/>
Commercial <input type="checkbox"/>	Industrial <input type="checkbox"/>	Private Residence <input type="checkbox"/>	Other (Specify) <input type="checkbox"/>	
Educational <input type="checkbox"/>	Military <input type="checkbox"/>	Religious <input type="checkbox"/>		
Entertainment <input type="checkbox"/>	Museum <input type="checkbox"/>	Scientific <input type="checkbox"/>		

**4. OWNER OF PROPERTY**  
OWNER'S NAME: Terminal Railroad Association of St. Louis  
STREET AND NUMBER: Nighthorn and Market streets  
CITY OR TOWN: St. Louis STATE: Missouri 63103 CODE: 26

**5. LOCATION OF LEGAL DESCRIPTION**  
COURTHOUSE, REGISTRY OF DEEDS, ETC.: Office of Recorder of Deeds, St. Louis City Hall  
STREET AND NUMBER: Twelfth and Market streets  
CITY OR TOWN: St. Louis STATE: Missouri 63103 CODE: 26

APPROPRIATE ADDRESS OF IDENTIFIED PROPERTY: 22, 5

**6. REPRESENTATION IN EXISTING SURVEYS**  
TITLE OF SURVEY: Missouri Historic Sites Catalogue  
DATE OF SURVEY: 1953 Federal  State  County  Local   
DEPOSITORY FOR SURVEY RECORDS: State Historical Society of Missouri  
STREET AND NUMBER: Center, Fifth and Lower streets  
CITY OR TOWN: Columbia STATE: Missouri 65202 CODE: 26

SEE INSTRUCTIONS

- Often minimal information
- Do not have a clear period of significance
- Do not clearly identify contributing and non-contributing resources
- Do not conform to current boundary and counting resources guidance
- Categories for areas and periods of significance have changed
- Do not include a lot of reasoning for significance
- What worked in the past does not always hold up today



# Area of significance: Community Planning and Development

- Often misunderstood and misapplied.
- A neighborhood is not eligible under CP&D simply because it was planned.
- Consider why that development or plan was important to the city as a whole.

## Not eligible

Furthest development west at the time of construction. (Many new neighborhoods were the farthest out at the time of construction.); Reflecting organic growth (which could likely be said about numerous other areas)

## Eligible

First neighborhood to reflect post-war suburban planning. Lack of sidewalks, large lots with private space in back, attached garages at the front of the building, curvilinear streets, etc.



# Questions?

SHPO main line: 573-751-7858. Ask for the National Register and Survey Section.



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