

MISSOURI PRESERVATION CONFERENCE 2025
St. Louis



## MISSOURI PRESERVATION

**Preserving Place And Community For Future Generations** 

#### Staff

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WHAT WE DO... Missouri Preservation advocates for, educates about, and assists in the preservation of the architectural and historic landmarks that embody Missouri's unique heritage and sense of place.

WHO WE ARE... Founded in 1976 as the Missouri Heritage Trust, Missouri Preservation has evolved into a respected grassroots network of individuals, organizations and preservation commissions throughout Missouri. We are united in our efforts to preserve the rich and diverse cultural and historic resources of the "Show Me" state.

#### OUR PRIMARY PROGRAMS...

- · Preservation Advocacy
- Honor Awards, our annual recognition of exemplary preservation projects and best practices in preservation.
- · Missouri Preservation Conference
- Places in Peril, our annual list of endangered historic places in Missouri.

For more information on Missouri Preservation events and happenings, be sure to become a member!

For more information on membership, our programs and more, visit us online!

## WANT TO GET MORE INVOLVED WITH MISSOURI PRESERVATION?



## Consider joining our board!

Missouri Preservation is seeking new board members from all backgrounds and parts of the state to help lead and grow our organization! Fill out the prospective board member survey can on our website www.preservemo.org

About Us —> Board of Directors

## SCHEDULE AT A GLANCE

## WEDNESDAY

	Iron Room (4th Floor)		Timber Room (4th Floor)	River Room A (6th Floor)	Offsite
8:00					
9:00 - 10:15	tion	how	Funding Large Scale Preservation Projects Through Tax Credits pt. 1	Salvaging, Archiving, and Interpreting the St. Louis Riverfront	
	Registration	Trade Show		Refreshment Break Room)	A Walk in Soulard [TOUR]
10:30 - 11:45	Reg	Tra	Funding Large Scale Preservation Projects Through Tax Credits pt. 2	Going Back to Get It: Our 40 Acres	Meet Group in 1st Floor Lobby (Ticket required)
12:00 - 1:45	Keynote Luncheon with Bonnie McDonald, Landmarks Illinois @ 612 Event Space 612 North 2nd Street				
2:00 - 3:00	on	MC	The Future is Post- Modern	A Cultural Resources Information System (CRIS) for Missouri	Soulard Market Design Charette Pt. 1 [River Room B]
	Registration Trade Show			efreshment Break Room)	
3:15 - 4:30	Regi	Trad	Key Considerations to Mitigate Risks for Historic Projects	A Future in Sustainable Practices: Preserving Historic Windows	
5:30 - 7:30	Opening Reception				

## **THURSDAY**

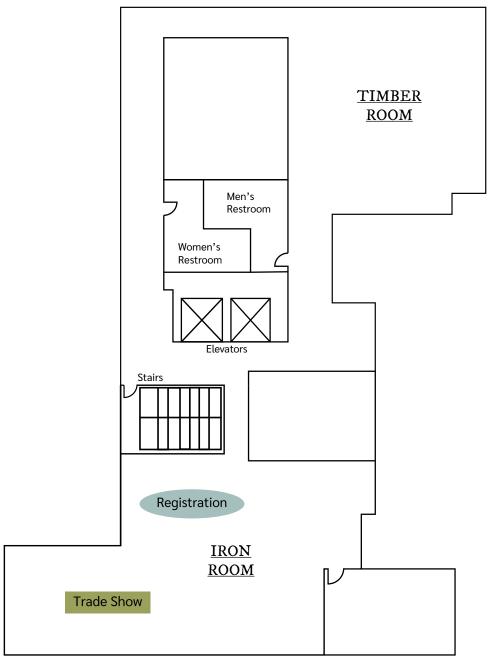
	Indiaphi					
	Iron F (4th F		Timber Room (4th Floor)	River Room A (6th Floor)	Offsite	
8:00						
9:00 - 10:15	ation	Registration Trade Show	Why the Youth are the Key: An Intergenerational Approach to Historic Preservation in Wildwood, Missouri	History in the Point Cloud: LiDAR Scanning of Historic Buildings	National Building Arts Center [TOUR] Meet Group in 1st Floor Lobby (Ticket required)	
	egistı			Refreshment Break Room)		
10:30 - 11:45	Re		Growing Our Idea of Green: A Deeper Look at Building Performance and Preservation	Francis G. Avis & Residential St. Louis		
12:00 - 1:30	Lunch on Your Own See Registration Packet for a List of Nearby Options				Soulard Market Design Charette Pt. 2	
2:00 - 3:00	on	MC	Lessons Learned the Hard Way: Common Mistakes with Historic Tax Credits	Linseed Oil Paint — A Historic Paint Making a Come Back	Understanding Historic Roofing Types and	Meet Group in 1st Floor Lobby (Ticket required)
	Registration Trade Show	3:00 - 3:15 p.m. Refreshment Break (Iron Room)		Installation [DEMO]		
3:15 - 4:30	Regi	Trac	Made in St. Louis: The Materials Underfoot that Built the 19th Century City	Blueprints for Belonging: Using MPDFs to Document Underrepresented Histories	Meet Group in 1st Floor Lobby (Ticket required)	
6:00 - 8:00	Old Courthouse Open House					

## SCHEDULE AT A GLANCE I

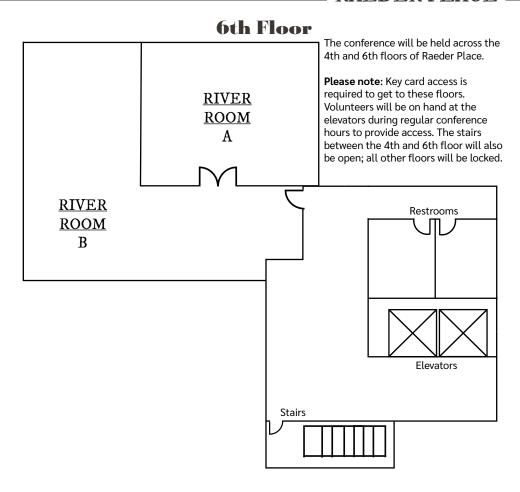
## FRIDAY

	Iron F (4th F		Timber Room (4th Floor)	River Room A (6th Floor)	Offsite		
8:00							
9:00 - 10:15	ion	Trade Show	City of St. Louis Cultural Resources Office: Successes & Challenges	Old Craft and New Technology Integrated to Restore a Historic Stained Glass Laylight	Reproducing Historic Millwork [DEMO] Meet Group in 1st Floor Lobby (Ticket required)		Gateway Arch National Park Museum
	istra			Refreshment Break Room)		[TOUR]  9:30 a.m. start  Meet @ The Arch 30 minutes early to get through security	
10:30 - 11:45	Regi		Restoring the Old Courthouse	The Foot: A Community Remembered			
12:00 - 1:30	Lunch on Your Own See Registration Packet for a List of Nearby Options						
2:00 - 3:00			Art, Architecture, and Development in the Revival of The Grove, St. Louis, MO	Brutalism, Revitalized and Revered	The Art of Faux Painting	Soulard Market Design Charette	
				efreshment Break Room)	[WORKSHOP] Pt.  Meet Group in 1st Meet Gro Floor Lobby Floor	Pt. 3	
3:15 - 4:30			Historic Building Envelope Systems from Structural Engineer's Perspective	Spanning the Past: Mitigating Loss and Preserving History Through Section 106		Meet Group in 1st Floor Lobby (Ticket required)	

## 4th Floor



## RAEDER PLACE





## **Christian Peper Building (Raeder Place)**

727 North First St. was designed by native German Frederich Raeder in 1874. The six story building has a cast iron storefront and was designed in the Victorian Italianate style. The building originally housed the Christian Peper Tobacco Factory and is now best known as the site of The Old Spaghetti Factory. It became a City Landmark in 1971 and was listed as a contributing resource in the Laclede's Landing National Register Historic District in 1976.

Welcome to the 26th Missouri Preservation Conference! We are excited to be hosting the 2025 conference just a few blocks from our home in the Security Building (4th & Locust) in downtown St. Louis. It was a difficult choice to chose which pieces of our city's history we would showcase in the short amount of time we have together. While our conference headquarters and activities only highlight Laclede's Landing, Gateway Arch National Park, and Soulard, we hope you will take the time while you are here to check out the many wonderful things St. Louis has to offer.

In my time with Missouri Preservation, it has become increasingly evident that historic preservation is at a precipice. We are often one of the first resources encountered when someone begins their journey to save grandma's house or their old elementary school and I am often faced with the difficult task of promoting preservation while also being truthful about the reality. It is rarely easy.

What does historic preservation mean in 2025? If our history is so important, why is preservation still so difficult? What history is worth preserving? What are we doing to ensure preservation remains relevant? All of these questions and more is what drew us to *The Relevancy Guidebook: How We Can Transform the Future of Preservation*, published by Landmarks Illinois in 2023, and inspired the theme for this year's conference. I am incredibly excited to welcome Bonnie McDonald, President & CEO of Landmarks Illinois and author of the guidebook, as our keynote speaker this year.

On behalf of the entire board and volunteers at Missouri Preservation, I'd like to welcome you to St. Louis! We hope you'll enjoy your time at the conference, find answers to questions, come away with new ideas, and maybe make a few new friends along the way.



Executive Director



## SUPPORT MISSOURI PRESERVATION IN IT'S 50TH YEAR — BECOME A MEMBER TODAY

That's right — Missouri Preservation will celebrate 50 years in 2026!

It is our members, corporate partners, and donors that make Missouri Preservation's work possible! From to advocating for endangered historic places, providing educational opportunities like the annual conference, celebrating successful preservation endeavors, and assisting individuals in finding the answers and resources that they need — we cannot do it without you. Annual memberships start at as little as \$45/year (\$25 for students) -orconsider donating monthly as a Sustaining Member!



Scan the QR code to learn more and join today!

Be sure to show volunteers at the registration desk your confirmation to get a member ribbon for your conference badge!

#### Registration

The registration desk is located in the Iron Room on the 4th Floor of Raeder Place. The desk will be staffed throughout the conference in the event that you have any questions.

#### Sessions

All sessions will be located on the 4th and 6th floors. Tours will meet in the 1st floor Lobby, look for signage.

#### **Tickets**

Tickets are required for tours/workshops and should have been selected during the registration process. In the event that you registered for a tour and no longer wish to attend, *please return your ticket to the registration desk*. If you wish to be added to the waitlist for a tour, please let the registration desk know (please be aware there is an existing waitlist from online registrations.)

#### **Transportation**

Missouri Preservation will not be providing any transportation for Conference-related activities outside of planned tours (excluding the Gateway Arch Museum Tour on Friday) and the Soulard Market Design Charette. We encourage carpooling or walking if the weather is nice. Laclede's Landing is a short 15 minute walk from the Drury through the grounds of Gateway Arch National Park.

#### Badges

Please wear your name badge at all times when in the building (required for security purposes) or attending Conference-related activities. Help us recycle — you can return your badge to the registration desk at the end of the week!

#### Trade Show

Don't forget to stop by the Trade Show area and visit our exhibitors! The Trade Show is located in the Iron Room on the 4th floor.

#### Food & Drink

Missouri Preservation will provide coffee, water and light snacks throughout the three days of the conference. Refreshment breaks will be located in the Iron Room alongside the Trade Show and Registration. Coffee, food, as well as some convenience items, are also available for purchase at The Cobblestone market next door in the Peper Lofts. The Old Spaghetti Factory is open for lunch and dinner. See the additional map included in your registration packet for other restaurant options across downtown and Soulard.

## We value your input!

Help Missouri Preservation and our speakers by taking a moment to fill out a session & speaker review form that will be passed out at each session/workshop/tour that you attend! The forms may be submitted to the moderator at the end of the session or placed in the box at the registration desk.

To help save paper we are not printing the session title on each form, so be sure to write the session title or number down on your form before submitting it! Session numbers should be included in each presentation and can also be found next to the session information earlier in this booklet.



## WEDNESDAY

## 8:00 a.m. - 5:00 p.m. | Iron Room

### REGISTRATION & TRADE SHOW

#### Areas of Interest

Not sure what session to attend? Look for these symbols next to the session titles to help you narrow down your choice!

## 101 Preservation 101

These sessions are the best to attend if you are new to historic preservation from the academic and/or legal perspective or need a refresher on some general concepts/ programs.

### **General Education**

Denotes sessions on local history or general architectural history topics.

## Certified Local Government

These sessions are the most relevant to commissioners or employees of Certified Local Government Communities

## Technical Education

Denotes sessions related to documentation, materials and/or regulatory side of preservation.

### 9:00 - 11:45 a.m. | Timber Room

## Funding Large Scale Preservation Projects Through Tax Credits

How are large-scale historic preservation projects funded? Federal and State Historic Preservation Tax Credits (HTCs) are not enough to cover the extra expenses of rehabilitating historic properties, as vital as they may be. How does the investment and development team "close the gap"? What are some of the funding models available to make large-scale projects happen? This session will be led by Steven Stogel, a St. Louis-based real estate developer who has been involved in over 80 such projects in St. Louis, Kansas City, and elsewhere in Missouri, including most notably the Old Post Office in St. Louis. Steven will be joined by Heather Buethe of the National Trust Community Investment Corporation, and Sean McKessy of RubinBrown's Real Estate Services and Assurance Services Groups. Speakers: Steven Stogel — AJE Capital Group, LLC; Sean McKessy, Partner — RubinBrown, Real Estate Services and Assurance Services Groups; Heather Buethe, Senior Director of Project Management — National Trust Community Investment Corporation; Elizabeth Hornbeck, Architectural Preservation Services Section Chief — Missouri Department of Natural Resources, State Historic Preservation Office

Session Sponsored by Mackey Mitchell Architects

### 9:00 - 10:15 a.m. | River Room A

Salvaging, Archiving, and Interpreting the St. Louis Riverfront

CLG GE TE MP25-01 1.25 AIA LU | HSW

The curator for Gateway Arch National Park will discuss the dismantling of buildings along the St. Louis riverfront in preparation for Jefferson National Expansion Memorial (later Gateway Arch National Park). What architectural resources were proposed to be saved for inclusion in the memorial, and how plans changed. What architectural salvage was retained by the Park Service in their collections, how the collections have been preserved and used in the park, and how they may be used in the future.

Speaker: Jennifer Clark, Curator — National Park Service, Gateway National Park

9:00 - 11-45 a.m. | Meet Group @ 1st Floor Lobby [TICKET REQUIRED]

A Walk in Soulard [TOUR]

**101 CLG GE TE MP25-02** 2.5 AIA LU | HSW

In the late 19th century, the neighborhood we now call "Soulard" was just a small portion of what used to be known as "Frenchtown" – an urban

landscape that grew so packed with dense and diverse life, that already by 1842 visitor Charles Dickens branded it "an abundance of crazy old tenements;" Contained within Soulard today is an abundance of crazy old stories. This walking tour will put one of the city's most fascinating and historic neighborhoods under the microscope - you'll learn about not just the bricks, limestone, and other locally-sourced materials that the neighborhood is built from, but a menagerie of interesting tales baked into its walls:

you'll discover a mysterious local home style named after a fish, what life here was like when most of the homes had no plumbing, how German socialist clubs and iconic local schools have been adaptively reused, a local bathhouse that was the only chance at personal hygiene for thousands of St. Louisans, and how the mid-20th century's urban renewal not only upended both Soulard's urban fabric and community life, but also nearly erased the neighborhood in its entirety.

Speakers: Andrew Wanko, Public Historian — Missouri Historical Society

Terra

Tour Sponsored by

10:15 - 10:30 a.m. I Iron Room

## REFRESHMENT BREAK

Sponsored by City Restoration & Revival, LLC

10:30 - 11:45 a.m. | River Room A

Going Back to Get It: Our 40 Acres

101 CLG GE TE MP25-04 1.25 AIA LU
This session will highlight the urgent work of the St. Louis Preservation Crew and SavingWashingtonPark.com in preserving endangered African American heritage sites across Missouri, particularly those with ancestral and community significance. We'll examine the campaign to save Washington Park Cemetery—a desecrated African American burial ground—as a model for community-led action, drawing connections between heritage desecration, systemic disinvestment, and the broader preservation movement's crisis of relevancy. Through this presentation, we will discuss how grassroots organizing, digital preservation strategies that carry our stories into the future, and culturally rooted storytelling that centers lived experience and collective memory are being used to reshape the preservation field to prioritize equity, ancestral dignity, and community leadership.

The session will also explore how geospatial tools and mapping technologies not only preserve history they actively restore dignity to those erased from public memory. Innovative tools are being used to document lost or displaced burial records, support grieving families, and lay the groundwork for one day reconnecting broken ancestral lineages. Participants will learn how student- and community-driven data collection and engagement have built widespread support to help families locate long-lost graves, reconnect with their heritage, and reclaim their stories. The St. Louis Preservation Crew's traumainformed approach emphasizes healing, justice, and the transformative power of local leadership in preservation work.

Speaker: Aja Corrigan, Founder/Cultural Preservationist — St. Louis Preservation Crew

## KEYNOTE LUNCHEON

12:00 - 1:45 p.m. | 612 Event Space

## How We Can Make Preservation More Relevant to More People

101 CLG GE TE MP25-29 1.25 AIA LU | HSW

At its 50th anniversary, Landmarks Illinois embarked on an effort to explore how to move preservation forward over its next 50 years, culminating in its

seminal guiding principles. What the organization found is that preservationists across the nation are deeply questioning our practices and our movement's future. Landmarks Illinois president & CEO Bonnie McDonald was awarded a 2020 James Marston Fitch Charitable Foundation Mid-Career Fellowship to help bring the field's challenges, and solutions, to the forefront through the Relevancy Project. Between 2019-2021, Bonnie McDonald spoke to 130 individuals, both within and outside of the preservation field, to explore these questions and bring forward crowd-sourced wisdom illuminating how change is possible. The project evolved into a forward-looking effort to catalogue preservation's issues, to make the case for its opportunities, to highlight resources, and to instigate collective action toward change that will build a more relevant and just movement. McDonald will explore the findings catalogued in her book,



"The Relevancy Guidebook: How We Can Transform the Future of Preservation," published by Landmarks Illinois in November 2023. Read her January 2023 Next City Op Ed and guidebook Executive Summary for a primer on the Relevancy Project's outcomes.

#### **BONNIE MCDONALD**

President & CEO, Landmarks Illinois

Bonnie McDonald has led statewide nonprofit Landmarks Illinois since 2012 after almost seven years at the helm of the Minnesota statewide preservation organization. Her 23-year career leading placekeeping nonprofits has focused on transformational change to realize relevant community impact. Bonnie is reframing preservation as a solution for society's critical needs around climate change, public health, housing and social justice. She

is a thought leader and national voice for evolving preservation at its current inflection point. The James Marston Fitch Charitable Foundation awarded Bonnie its 2020 Mid-Career Fellowship, supporting a research initiative culminating in The Relevancy Guidebook: How We Can Transform the Future of Preservation, published in 2023. Bonnie chaired the National Preservation Partners Network, co-chaired the Chicago Monuments Project Advisory Committee, and is a member of the National Council on Public History Labor Task Force and Illinois Route 66 Centennial Commission. She has a Historic Preservation Planning Master's Degree from Cornell University and an Art History Bachelor's Degree, Summa Cum Laude, University of Minnesota.

**Keynote Luncheon Sponsored by** 



What's on the menu? Choice of: Grilled Chicken Sandwich (grilled chicken, provolone, red leaf lettuce, tomato, red onion); Turkey Club Sandwich (roasted turkey breast, bacon, avocado, lettuce, tomato, red onion); or Vegan Santa Fe Wrap (black bean, romaine, corn, avocado, tomato, red onion) with Italian Salad (iceberg lettuce, tomatoes, red onion, provel, garlic parmesean croutons, Italian Dressing), Seasonal Fruit, Potato Chips, & Dessert.



## SOULARD MARKET DESIGN CHARETTE

2:00 - 3:00 | River Room B [REGISTRATION REQUIRED]

Part 1: History & Charette Briefing

101 CLG GE TE MP25-30 Submitted for AIA Continuing Education Credit

Andrew Wanko from the Missouri History Museum will provide a history of Soulard Market, the oldest farmers market west of the Mississippi. From its

origins in 1779 as an open air field where farmers could bring their produce to its formal establishment as a permanent public market after the donation to the city of two blocks by Julia Soulard. The presentation will also include a discussion of the original structures damaged by the tornado of 1896 and the 1929 Brunelleschi-inspired building that stands today. The Market Master will also speak to the current use of the building and grounds and how it operates, as well as highlight current pain-points and restrictions that the existing building has not yet evolved to todays environment. This overview of the evolution of the market and the deed restrictions which continue to govern its use will set the backdrop for the tour of the market building and the surrounding site and environment.

Speaker: Andrew Wanko, Public Historian — Missouri Historical Society; Bob Ray, Market Master — City of St. Louis

Sponsored by Youth Education and Health in Soulard (YEHS)

<u>2:00 - 3:00 p.m. | Timber Room</u>

The Future is Post-Modern

CLG GE TE MP25-05 1 AIA LU

recent buildings.

Like it or not, Post-Modern architecture (PoMo) is aging. This reality provides opportunities for historic recognition of these important relics of our collective history and the potential benefits that recognition brings. PoMo dates from the late 1970s to the mid-1990s, but it reached its zenith during the 1980s. The national building boom of this decade created some of the most distinctive PoMo speculative office buildings like the 1986 One Bell Building in St. Louis. The boom also helped spur smaller examples of housing in urban cores, housing like the three 1980s PoMo six-plexes constructed on vacant lots within the Santa Fe Place Historic District in Kansas City. Historic tax credits can help make the reuse and continued use of these buildings possible. However, public sentiment often obstructs efforts to recognize the historic significance of PoMo buildings. The style's clearly identifiable aesthetics create disdain among some who view the buildings as too outlandish, reductive, or aesthetically displeasing to merit historic recognition. Others view PoMo buildings as simply too new to protect. For these reasons, PoMo resources, whether exceptionally important or not, continue to be lost or irrevocably altered before they can be fully understood and evaluated. Historic designation could both bring attention to the cultural importance of PoMo and allow for historic tax credit rehabilitations. This session seeks to provoke an objective understanding of the significance of PoMo and to provide a practical analysis of the historic tax credit rehabilitation of such

Speaker: Amanda Loughlin, Senior Project Manager — Heritage Consulting Group

## WEDNESDAY

2:00 - 3:00 p.m. | River Room A

A Cultural Resources Information System (CRIS) for Missouri

101 CLG GE TE MP25-06 1 AIA LU

The Missouri State Historic Preservation Office (SHPO) is working to develop a Cultural Resource Information System (CRIS). The CRIS will digitize its review

processes and create an online, publicly accessible database of SHPO records about historic properties. This session will provide participants with an overview of the prospective CRIS and will update them about the status of the SHPO's request to acquire the system. This will not be an advocacy session, but could inform future advocacy on the part of stakeholders. Interested audiences would include: HTC and Section 106 consultants, advocacy organizations, and owners of historic properties.

Speakers: Andrew Dial, Community Services Section Chief — Missouri Department of Natural Resources, State Historic Preservation Office

3:00 - 3:15 p.m. | Iron Room

## REFRESHMENT BREAK

3:15 - 4:30 p.m. | Timber Room

Key Considerations to Mitigate Risks for Historic Projects

1.25 AIA LU | HSW TE MP24-9

Historic properties, with their unique architectural and cultural significance, face distinct challenges when it comes to risk management. This course aims to explore comprehensive strategies and best practices to minimize risks associated with the construction of historic properties. Through expert-led sessions and interactive discussions, attendees will gain valuable insights into developing these assets from environmental, architectural, structural, and financial risks.

Speakers: Drew Siebert, Vice President — Paric; Ruben Guzman, Project Executive —Paric

Session Sponsored by Metropolitan Build

3:15 - 4:30 p.m. | River Room A

A Future in Sustainable Practices: Preserving Historic Windows

101 GE TE MP25-07

1.25 AIA LU | HSW
In this session, participants will learn why repairing historic windows is not only good for preserving our built environment, it's also one of the only ways out of

our current cycle of overconsumption and unsustainable building practices. The audience will walk through a brief history of window manufacturing and how old-growth forests fueled the building boom in America for over 200 years. From there, they will explore the role of repair in this changing world and how preservationists can be at the forefront of best sustainable practices. Finally, audience members will learn what makes an old window "too far gone" and what to look for when assessing their windows for

Speaker: Marie Taylor, Owner/Founder — True North Preservation, LLC

Session Sponsored by Patterhn-Ives, LLC

## Don't forget to return your session evaluation forms to the registration desk!

## OPENING RECEPTION

The Greeley Building

### 5:30 - 7:30 p.m. | 618 North 2nd Street

Help us kick off the 2025 Missouri Preservtion Conference with a casual evening at the historic Greeley Building! 618-624 North Second Street was built in 1881 by Carlos S. Greeley as the main office and warehouse of the Greeley-Burnham Grocer Company. It is one of the larger extant buildings within Laclede's Landing, which was listed as a National Register Historic District in 1976. Missouri Preservation has held a facade easement on the Greeley Building since 1986.

The Opening Reception will be held in the white boxed space on the first floor. We will have drinks and light snacks. Small groups will be allowed to go to the rooftop every 15 to 20 minutes to check out one of the best views of downtown St. Louis and the Eads Bridge. For dinner, we encourage

everyone to check out one of the many restaurants St. Louis has to offer. See the list in your registration packet for some of your options!



**Opening Reception Sponsored by** 

ADVANTES GROUP

## Has a conference venue caught your eye?

Both Raeder Place and the Greeley Building, as well as other spaces throughout Laclede's Landing, are seeking tenants!

Interested in Raeder Place? Contact Jan Sandweiss jans@jeromeglick.com

> Greeley Building? Visit <u>Advantesgrp.com</u>

8:00 a.m. - 5:00 p.m. | Iron Room

## REGISTRATION & TRADE SHOW

9:00 - 10:15 a.m. | Iron Room

Why the Youth are the Key: An Intergenerational Approach to Historic Preservation in Wildwood, Missouri

101 CLG MP25-23 1.25 AIA LU

The Student Route 66 Task Force, consisting of eight middle and high school students representing five area schools, was formed by the City of Wildwood in June 2022 in partnership with Rockwood School District and under the umbrella of the Historic Preservation Commission, to encourage multi-generational engagement in the community's Route 66 Revitalization Initiative. The Task Force was challenged with engaging the larger school community, including parents, teachers, and students, in the effort. Its members met monthly at City Hall, established their own bylaws, elected officers, and acted on Task Force business. Over the course of just one year, the Task Force helped plan and design a proposed Route 66 Roadside Park, orchestrated a Student Design Competition for it (involving over 40 area students in the design of the park's "photo op" element), filmed a Wildwood Route 66 Selfie Tour video, and planned and executed two themed events for the City's Route 66 Month. Additionally, one of the seventh-grade members served as the Task Force Liaison to the Historic Preservation Commission, which has since led to the codified inclusion of up to two Youth Members in the Commission's composition. This session will provide an overview of the Route 66 Student Task Force initiative from multiple perspectives (City Staff, Park Design Consultant Team, the School District, and, of course, the youth!) and will include the highlights and wins from the project, lessons learned, and lasting impacts to the City's Historic Preservation Program.

Speakers: Robyn C. Keefe, AICP, Planner — City of Wildwood; Steve Scott, Architectural Advisor — Wildwood Historic Preservation Commission; Elizabeth Broyles, Commissioner —Wildwood Historic Preservation Commission; Scott Runde, AICP, PLA, Partner —SWT Design; Bonnie C. Roy, Managing Partner — SWT Design; Youth Commissioners: Aayushi Bore, Avyukth Raghuraman

#### 9:00 - 10:15 a.m. | River Room A

History in the Point Cloud: LiDAR Scanning of Historic Buildings

IE MP25-08 1.25 AIA LU | HSW

Over the past decade, the accessibility and utility of LiDAR scanning for documenting and analyzing historic buildings have grown significantly. But how can these tools be applied across the preservation community from large-scale or complex landmarks to smaller, modest buildings? This presentation will explore how preservationists and architects are using high-resolution point cloud scans to rapidly document historic structures and inform their analysis. Case studies will include the Lohman Building in Jefferson City and Eliot School in St. Louis, among others. This presentation will demonstrate how highly detailed point cloud models can support the development of preservation plans, the restoration of missing or damaged elements, and assessments for structural integrity. The session will also highlight when professionals can effectively use these tools independently—and when to engage technical specialists for more complex applications. We will also discuss emerging opportunities for LiDAR use in future preservation efforts.

Speakers: Shaun Dodson, AIA, LEED Green Associate, Senior Project Manager — Trivers; James Sgroi, AIA, Leed Green Associate, Project Architect — Trivers

Session Sponsored by Soulard Restoration Group

#### 9:00 - 11:45 a.m. | Meet Group @ 1st Floor Lobby [TICKET REQUIRED]

## National Building Arts Center

GE TE MP25-10 2 AIA LU | HSW

The National Building Arts Center (NBAC), located in Sauget, IL just across the Mississippi from downtown St. Louis, houses the largest architectural artifact collection

in the nation. The NBAC's mission inspires understanding of America's built environment—past and future—by promoting creative public engagement with its unparalleled collection of architectural artifacts and archives. The museum experience allows visitors to explore the "open study collection" display of major architectural artifact collections such as terra cotta, pressed and moulded brick, cast iron, ornamental metals, and roofing tile. The NBAC research library and archives has an extensive collection of regional history as well as design and technical publications on many aspects of the building environment. This site tour will take attendees on an hour-long tour of the campus and will conclude with a summary session in the library.

Speakers: Mike Jackson, FAIA, Board President — National Building Arts Center

Tour Sponsored by



10:15 - 10:30 | Iron Room

## REFRESHMENT BREAK

10:30 - 11:45 a.m. | Timber Room

Growing Our Idea of Green: A Deeper Look at Building Performance and Preservation

**IE MP25-11** 1.25 AIA LU | HSW

As we face rising energy standards and building performance legislation, historic structures are at a crossroads. This session will explore how deep energy retrofits can coexist with the preservation of architectural integrity, providing strategies for adapting older buildings to meet modern energy demands without sacrificing their cultural and historical value. We will expand upon the prevailing notion that the greenest buildings are the ones already built, unpacking the complexities of retrofitting for energy efficiency in the context of preservation. Attendees will learn how to look past the tension between these seemingly opposing goals and discover how strategic interventions can help historic buildings not only survive but thrive in an increasingly energy-conscious world.

Speaker: Malachi Rein, Director — Building Energy Exchange — St. Louis

Session Sponsored by Hostman Real Estate at RE/MAX Results

## THURSDAY

10:30 - 11:45 a.m. | River Room A

Francis G. Avis & Residential St. Louis

101 GE TE MP25-09 1.25 AIA LU Francis G. Avis (1898-1969) was a St. Louis Architect who had a profound impact on the built environment. He attended public schools and Rankin Trade School, and lived a humble life while designing hundreds of local buildings over his 47-year career. His buildings are mainly apartments and residences, with some notable exceptions like the Art-Deco "Majorette" building in Maplewood. His work is distributed in a wide variety of neighborhoods and historic districts including Cabanne, Hi-Pointe/De Mun, the Moorlands, Maplewood, St. Louis Hills, Holly Hills, Shaw, and more. He is notable for his significant contributions to the international and art deco styles in the survey of St. Louis City and County. His buildings are often part of cohesive developments that include work by many of the more celebrated architects of his time. He began in classic revival styles and eventually designed many streamline modern apartment buildings such as "The Crystal Towers" on Chippewa St. Although his artistic output was prolific and is found throughout the built environment of St. Louis City and County, he is not well-known or recognized for his buildings. Is Francis G. Avis relevant for his contributions to our built environment? What is a "master" per NPS criteria and where does Avis fit within that definition? We will analyze those questions through the lens of his career in comparison to his contemporaries. In doing so, we will cover the general residential development patterns and follow the evolution of 20th century residential design in St. Louis. We will learn about popular residential building types and styles from the 1920s-1960s; from classic revivals to the modern movement.

Speaker: Christina Clagett, Architect & Historic Consultant —Homegrown Studio

Session Sponsored by Homegrown Studio

## SOULARD MARKET DESIGN CHARETTE

10:30 a.m. - 4:30 p.m. | Meet Group @ 1st Floor Lobby [REGISTRATION REQUIRED]

Part 2: Market Tour & Idea Workshop

Submitted for AIA Continuing Education Credit
Soulard Market has been challenged by changing demographics, aging

infrastructure and the emergence of smaller farmers markets geared to

increasingly gentrified neighborhoods. Lack of city investment and shifting shopping patterns have adversely affected the historic market's appeal. Bob Ray, the city's Market Master, will lead attendees on a tour of the first and second floors of the market explaining along the way the composition of vendors (produce, prepared foods, etc.) and the challenges currently facing the market. The second floor, which served for years as a gymnasium and community gathering space has been largely unused for the last couple of decades. To the south of the market stalls sits Soulard Market Park which currently hosts several festivals over the course of the year but is otherwise little used.

After the tour of the market, participants will head to the 9th St. Abbey for a working lunch and a period of intensive brainstorming. Attendees will break up into small groups to workshop ideas for new uses for the 2nd floor gymnasium space, aesthetic enhancements to the first floor stalls, better signage and clearer entrance marking among other possible improvements. Sketches, notes and design ideas will be compiled and may serve as the basis for future planning.

Speakers: Bob Ray, Market Master — City of St. Louis

Sponsored by Youth Education and Health in Soulard (YEHS) 9th Street Abbey

12:00 - 1:30 p.m.

LUNCH ON YOUR OWN

## 2:00 - 3:00 p.m. | Timber Room

Lessons Learned the Hard Way: Common Mistakes with Historic Tax Credits

## TE MP25-06 1 AIA LU | HSW

We have seen it all - clients, contractors, consultants, who have innocently (and not so innocently) jeopardized millions in historic tax credits. Join us for an entertaining and irreverent session on what NOT to do if you want to emerge successful in the historic tax credit experience. This session promises practical experience based on real life situations.

Speaker: Alison Dunleavy, Senior Associate — Post Oak Preservation Services

Session sponsored by EM Harris Construction Company

#### 2:00 - 3:00 p.m. | River Room A

Linseed Oil Paint — A Historic Paint Making a Comeback

101 GE TE MP25-14 1 AIA LU

In this session we will take a fresh look at linseed oil paint. A paint that has been used for hundreds of years and was all but forgotten in the US as we moved toward petroleum paints in the 1940's after the war. Linseed Oil paint has been making a comeback in recent years. We will explore the history of this paint and some of the benefits and limitations of it as you consider it for your next project.

Speaker: Kelsey Moss, President & CEO — Moss Restoration, LLC

#### 2:00 - 4:30 p.m. | Meet Group @ 1st Floor Lobby [TICKET REQUIRED]

Understanding Historic Roofing Types and Installation [DEMO]

CLG TE MP25-26 2.5 AIA LU | HSW This demonstration will cover historic roofing materials, differences in how they're detailed, and include a live demonstration of how they're fabricated and installed. The demonstration will cover slate, clay tile, cedar shingle, and metal roofs, as well as associated flashings and guttering. Participants will learn how to differentiate historic from modern techniques and materials, the basic principles of waterproofing, and how to maintain and repair historic roofs.

Speaker: Mitch Goist, Owner — Acanthus Restoration

3:00 - 3:15 p.m. | Iron Room

## REFRESHMENT BREAK

#### 3:15 - 4:30 p.m. | Timber Room

Made in St. Louis: The Materials Underfoot that Built the 19th Century City

101 CLG GE TE MP25-15 1.25 AIA LU | HSW

While our globally-connected world has made the planet's cities and buildings look more interchangeable than ever, it wasn't that long ago that even the

biggest cities were confined to using the unique natural materials that were available very close by. In this talk, historian Andrew Wanko will give a rapid-fire look across eight different locally sourced materials that helped build 19th and early 20th-century St. Louis. While some – like our pockmarked local variety of limestone – were put to less-exciting "workhorse" uses like retaining walls, house foundations, and surfacing for the city's streets, others - like the city's countless varieties of ornamental brick and decorative terra cotta - became stars of the built environment that still dazzle today; All have made St. Louis into a fascinating, unique city that looks like none other. This talk comes with a showand-tell, and participants will get to handle real examples of historic building materials that can be found across the city's landscape.

Speaker: Andrew Wanko, Public Historian — Missouri Historical Society

## THURSDAY

#### 3:15 - 4:30 p.m. | River Room A

Blueprints for Belonging: Using MPDFs to Document Underrepresented Histories

## 101 CLG GE TE MP25-12 1.25 AIA LU | HSW

How can communities more effectively identify, document, and celebrate the stories of people historically left out of preservation and documentation efforts? This session offers actionable answers through a compelling case study: a Multiple Property Documentation Form (MPDF) capturing African American history in Kansas City, Missouri. This project, which built on extensive previous efforts by the community and the City of Kansas City, aimed to expand who and what is recognized in the National Register of Historic Places by centering underrepresented voices, gathering community input, and providing clear frameworks for future designations. Attendees will walk away with a blueprint they can adapt to their own communities—whether rural or urban, large or small—for identifying and designating historic resources tied to marginalized histories. The session will break down the research process, community engagement strategies, and nomination benefits, offering practical insight for anyone looking to make preservation more inclusive and meaningful.

Speakers: Rachel Alison, Associate — Post Oak Preservation Solutions; Bradley Wolf, City Historic Preservation Officer — City of Kansas City, Planning & Development Department

## Don't forget to return your session evaluation forms to the registration desk!



## OLD COURTHOUSE OPEN HOUSE

### 6:00 - 8:00 p.m.

Stop by the Old Courthouse and check out 4 new exhibit galleries, along with the extensive renovations and building improvements. The Old Courthouse reopened in May of 2025. We will have light refreshments and park staff will be on hand to answer any questions.

8:00 a.m. - 3:30 p.m. | Iron Room

### REGISTRATION

8:00 a.m. - 12:00 p.m. | Iron Room

## TRADE SHOW

9:00 - 10:15 a.m. I Timber Room

City of St. Louis Cultural Resources Office: Successes & Challenges

**101 CLG TE MP25-17** 1.25 AIA LU

Learn about what the Cultural Resources Office does and its impact upon the preservation of historic resources in St. Louis, from permitting to demolitions to Section 106 review. The session will also cover the current state of preservation in St. Louis and how the City is working to coordinate with neighborhoods, local organizations and the City's Planning Agency to map out the future of a city with a declining population and deteriorating building stock.

Speakers: Bob Bettis, Director — Cultural Resources Office, St. Louis Planning & Urban Design Agency; Jan Cameron, Preservation Administrator — Cultural Resources Office, St. Louis Planning & Urban Design Agency

Session Sponsored by Landmarks Association of St. Louis

#### 9:00 - 10:15 a.m. I River Room A

Old Craft and New Technology Integrated to Restore a Historic Stained Glass Laylight

## **IE MP25-18** 1.25 AIA LU | HSW

Rehabilitation of a historic stained glass laylight at the Missouri State Capitol known as "the Great Window" required both traditional knowledge of craft and materials along with integration of modern technological advances for analysis of existing conditions. Working to create a 100 year restoration solution, the Design Team created documents which defined a high level of skill set requirements through pre-qualification of craftspeople for completion of the work. A high level of expertise was required on both the Design and the Construction side for the scope of work. Having the caliber and expertise to completely disassemble and reconstruct an installation of this scale in a historically appropriate manner was critical. While modern technology served to inform design decisions, document existing conditions, serve as a basis for generation of documents, the project still required indepth knowledge from skilled craftspeople. The laylight is a barrel vault stained glass window located below the largest skylight in the Capitol and above the Grand Entrance Stairs. The laylight, installed in 1921, rests 50'-0" above the stair, is approximately 1225 SF of stained glass comprised of 57 separate panels which utilized 26,500 pieces of glass. Due to it's historic integrity and original quality of craftsmanship, defining a methodology for assessment and providing the best treatment recommendations proved to be the most challenging aspect of the project. This solution deviated from the original historic installation and received pushback due to the laylight's integrity and historical significance. Through mock-ups, supplemental structural evaluation, and a persistent team, the detailing was revised. This proved to be an invaluable decision in that the resulting finished work provided a cleaner apperance, casting fewer shadows on the glass, enhancing the original hsitoric intent of the art while improving the structural integrity of the isntallation – and extending its life for another anticipated 100 years.

Speakers: Trudy Faulkner, Vice President/Architect of Record —STRATA Architecture + Preservation; Andrew Friedmeyer, Project Manager, Missouri State Capitol Complex — Missouri State Office of Administration, Facilities Management Design & Construction; Mike Fritz, VA4D Program Leader — Vertical Access

## 9:00 - 11:45 a.m. | Meet Group @ 1st Floor Lobby [TICKET REQUIRED]

Reproducing Historic Millwork [DEMO]

**GE TE MP25-27** 2.75 AIA LU | HSW

The advent of steam-powered millwork machines caused an explosion of decorative trim and mouldings during the 19th century. Participants will see a live demonstration of these machines in action, and learn the techniques and tools necessary to fabricate period-appropriate millwork. The demonstration will go into detail about the workability of various species of wood, how complex models are assembled from constituent pieces, and the considerations necessary for installation. Speaker: Eric LaVelle

#### 9:00 - 11:45 a.m. | Meet Group @ ARCH MUSEUM [TICKET REQUIRED]

Gateway National Park Museum Tour

GE MP25-25 1.25 AIA LU

TOUR STARTS AT 9:30; Participants should arrive early for the tour as they will need to go through security before attending the session. Explore the Gateway Arch National Park Museum in a Ranger-led tour where you will learn about the European settlement of St. Louis, the development and demise of the riverfront, how the National Park was conceived, the competition that led to the selection of the design of the Gateway Arch by Eero Saarinen, and the Arch's construction process. Participants have the option of continuing their tour by watching the documentary film "Monument to the Dream" which covers the construction of the Arch and/or taking the tram to the top of the Arch. There is a fee for the film and tram (tickets should have been purchased at the time of

registration); however, the entrance to the museum and this tour are free. There will be a volunteer waiting for you at the Arch museum entrance with your tickets.

STRATA
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Tour sponsored by

10:15 - 10:30 a.m. | Iron Room

## REFRESHMENT BREAK

Sponsored by Big Dog Architects

10:30 - 11:45 a.m. | Timber Room

Restoring the Old Courthouse

101 TE MP25-24 1.25 AIA LU | HSW

The Old Courthouse (OCH) was constructed between 1839-1862, is listed in the National Register as a contributing building in the Jefferson National Memorial Historic District, and is nationally significant under Criterion A for Civil Rights as the location of the Dred Scott case and under Criterion C for Architecture as the earliest example of a wrought iron dome in the United States. This session will discuss the history of the building and its construction, the process of formulating federal projects for major rehabilitation, Section 106 consultation, the preservation planning process, the recent phase of rehabilitation of the OCH, responding to issues discovered during construction, and the next phase of rehabilitation.

Speakers: Amanda Burke, Cultural Resources Manager & Compliance Coordinator — National Park Service, Gateway Arch National Park; Pam Sanfilippo, Program Manager, Museum Services & Interpretation — National Park Service, Gateway Arch National Park; John Rippy, Construction Director — National Park Service, Gateway Arch National Park

10:30 - 11:45 a.m. | River Room A

The Foot: A Community Remembered

**CLG GE MP25-16** 1.25 AIA LU

Transportation history and ethnic heritage preservation, as well as "legacy" historic districts where no buildings survive, and the power of historic preservation

through memory are all included in this presentation. Explore how media production was incorporated as an innovative Section 106 mitigation stipulation sponsored by the Missouri Department of Transportation (MoDOT) for adverse effects in Jefferson City, Missouri. The Foot: A Community Remembered, a 40-minute film documentary, is a unique, intriguing, engaging, memorable, educational, and powerfully emotional film documentary produced to preserve the legacy of this historic African American



community. The Foot thrived from the early 1900s through the 1960s when highway construction and urban renewal destroyed its built environment. Surviving community members share their stories in oral history interview segments, enhanced by archival imagery and an appropriate narrative voice. Gary Quigg and Hannah Blad from Lochmueller Group, the filmmakers, will provide an introduction and Q/A session following.

Speakers: Gary Francis Quigg, Senior Cultural Resources Investigator — Lochmueller Group; Hannah Blad, Historian, Section 106 Specialist III — Lochmueller Group

12:00 - 1:30 p.m.

## LUNCH ON YOUR OWN

2:00 - 3:00 p.m. | Timber Room

Art, Architecture & Development in the Revival of The Grove, St. Louis, MO LLG GE MP25-20 1 AIA LU | HSW

The Forest Park Southeast neighborhood absorbed an influx of people during the Great Depression. By 1950 over 10,000 residents called FPSE home with the Manchester Avenue Commercial district anchoring one of the most vibrant and successful areas in the City. But that same year also started the decline of FPSE as the streetcar line along the Manchester Avenue closed. The neighborhood disinvestment has continued and by 2010 the population had fallen to just under 2,900 residents. Trivers and Park Central Development have been working for over 20 years to halt and reverse this decline through a range of projects, including the Adams School Revitalization and Community Center, multiple commercial and residential renovations, and now new construction single and multi-family mixed use developments. To maintain the diverse neighborhood, these developments includes both affordable and market rate housing. In the decade since the population low point, the neighborhood has seen millions of dollars of investment, creating an eclectic mix of historic preservation and contemporary infill throughout the neighborhood. However the redevelopment of Forest Park Southeast is much more than just a financial investment. The Manchester Avenue Commercial District has been rebranded as 'The Grove' and saw its first revitalization in the early 1990s with LGBT-oriented bars and clubs, which have now diversified into daytime restaurants, retail stores and services. The area has a Community Improvement District and is famous for its growing series of murals and public art throughout the neighborhood. The diversity and range of art integrated within the neighborhood creates a sense of cohesion between development, entertainment, and community.

Speaker: James Roseberry, AIA, LEED AP BD+C. Associate, Senior Project Manager — Trivers; Abdul-Kaba Abdullah, Executive Director — Park Central Development

## **FRIDAY**

2:00 - 3:00 p.m. | River Room A

Brutalism, Revitalized and Revered

TE MP25-21 1 AIA LU | HSW

Blunt Hall, formerly known as Temple Hall, is located on the Missouri State University campus in Springfield, Missouri. This Brutalist-style building was designed in 1968 by Kansas City-based architects Kivett and Myers, renowned for their KCI Terminal and Truman Sports Complex, home of the Kansas City Royals and Chiefs. The cast-in-place raw concrete facades were cracked and stained with unsightly previous repairs, and the aluminum-framed Kawneer curtainwall and storefront windows featured non-thermal, single-pane glass with weathered sealant and broken gasketing. The project required the concrete repairs and window replacement to follow the Secretary of the Interior's Standards for Rehabilitation as part of the Section 106 review process while balancing building code requirements and University standards. Meeting requirements to the half inch was a challenge, but ultimately the revitalization of this Brutalist gem provided renewed reverence for this campus icon.

Speakers: Dana Gould, AIA, Principal — SFS Architecture; Laura Jean Derrick, CSI, AIA, Project Manager, Architect — Planning, Design & Construction, Missouri State University

2:00 - 4:30 p.m. | Meet Group @ 1st Floor Lobby [TICKET REQUIRED]

The Art of Faux Painting [WORKSHOP]

**GE TE MP25-28** 2.5 AIA LU

Decorative painting techniques that transform ordinary surfaces into exotic woods or marbles were a hallmark of Victorian interior decorators. Join a master painter as he

demonstrates techniques to recreate these historic finishes. Participants will learn how to draw and distinguish different woodgrains and reproduce finishes using modern and historic techniques. Speaker: Bob McCarty, Owner — Painted Effects

## SOULARD MARKET DESIGN CHARETTE

2:00 - 4:30 p.m. | Meet Group @ 1st Floor Lobby [REGISTRATION REQUIRED]

Part 3: Sharing Ideas Together

CLG GE TE MP25-32 Submitted for AIA Continuing Education Credit
Charette participants will reconvene on Friday to discuss the ideas generated

during the Thursday workshop. With an eye to future market planning, possibly extending to a broader community of design and planning professionals, participants will help organize and refine the myriad ideas and wish list items into a plan for a vibrant, reimagined market that embraces its history yet looks to the future - of the neighborhood and the city it calls home.

Sponsored by Youth Education and Health in Soulard (YEHS)

3:00 - 3:15 p.m. | Iron Room

REFRESHMENT BREAK

#### 3:15 - 4:30 p.m. | Timber Room

Historic Building Envelope Systems from a Structural Engineer's Perspective

This presentation will review historic US building envelope systems from the 1850s through the 1960s from a structural engineer's perspective. We will review common assemblies, materials strengths/compatibility, common envelope support, deterioration/maintenance issues, and common clues for evaluating deterioration. This presentation will be geared towards preservatiniosts, building owners, architects, and contractors.

Speaker: Joseph Carpenter, PE, LEED AP. Associate — KPFF Consulting Engineers

Session Sponsored by Karen Bode Baxter, Preservation Specialist

#### 3:15 - 4:30 p.m. | River Room A

Spanning the Past: Mitigating Loss and Preserving History Through Section 106

## 101 CLG GE TE MP25-19 1.25 AIA LU

This session explores how the Missouri Department of Transportation navigated the Section 106 process in the replacement of the John Jordan "Buck" O'Neil Memorial Bridge. Through a combination of historical research, archaeological investigation, and mitigation strategies, MoDOT preserved the story of the bridge and its surrounding cultural landscape. Attendees will gain insight into the challenges and opportunities of documenting and interpreting historic transportation infrastructure, with a focus on interdisciplinary collaboration and public engagement. The session will highlight the creation of a digital story map and discuss how lessons from this project can inform future preservation efforts.

Speakers: Jordan Cuneio, Historic Preservation Specialist — Missouri Department of Transportation; Brianne Greenwood, Senior Historic Preservation Specialist — Missouri Department of Transportation

## Don't forget to return your session evaluation forms to the registration desk!

## CONFERENCE MATERIALS

Presentations, handouts and other conference materials will be available on our website a few days after the conference.

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

The password to access presentations and handouts is mpconference2025

Missouri Preservation will make an announcement when session recordings become available.

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#### Missouri State Historic Preservation Office

(573) 751-7858 | mostateparks.com/page/84371/state-historic-preservation-office The State Historic Preservation Office (SHPO) in the Missouri Department of Natural Resources is responsible, in partnership with the U.S. Department of the Interior's National Park Service and local governments, in carrying out the mandates of the National Historic Preservation Act in Missouri. The SHPO works with citizens and groups throughout the state to identify, evaluate and protect Missouri's diverse range of historic, architectural and archaeological resources.



## Quaker Window Products, Inc.

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**Enhanced Historic Credit Partners** (EHCP) was established in 2002 to address the equity gap in small projects across Missouri. Since then, EHCP has partnered with more than 85 developers, often working together on multiple projects, fostering strong and lasting relationships. Over time, EHCP has expanded to manage 26 funds, investing more than \$700 million in SHTC equity across 260+ projects in 13 states. These investments have led to job creation, the revitalization of small towns and urban neighborhoods, and the preservation of historic structures.



Contact: Chris Colizza chris@mangrovestl.com 314-659-8047 4268 Manchester Ave., Floor 2 St. Louis, Missouri 63110

www.mangrovestl.com

Established in 2000, Mangrove Redevelopment is recognized as a leader in the renaissance of St. Louis' Forest Park Southeast Neighborhood. Their signature building, the Mangrove, is at the heart of the Grove District. Its restoration is credited with having set new and higher standards in rehabilitation along Manchester Avenue, which has helped to attract new investment to the street and to the area.



Heritage Consulting Group has completed thousands of historic preservation projects throughout the United States. For over four decades, they have prided themselves on serving clients with the highest level of professionalism and integrity. They are problem solvers who identify creative and innovative solutions for preservation projects. Their passion for the economic, cultural, and social benefits of adaptive reuse is evident in their work. With the acquisition of Kansas City-based Rosin Preservation in 2024, Heritage has solidified their presence in the Central Plains region.

Contact: Elizabeth Rosin erosin@heritage-consulting.com 816-472-4950 www.heritage-consulting.com



Karen Bode Baxter has worked for over 40 years as a preservation consultant on historic building renovation projects, historic tax credit applications, historic structures reports and National Register nominations all over the US. She worked for 7 years with historic downtown development programs connected with the National Main Street Center in Iowa and Oklahoma. She is a past president of Missouri Preservation and currently serves on the board of Missouri Main Street Connection.

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