



THE NATIONAL REGISTER OF HISTORIC PLACES

◆ *Missouri Department of Natural Resources* ◆

INTRODUCTION:

The National Register of Historic Places is the Federal government's official list of historic properties worthy of preservation. In Missouri, over 1,100 properties are listed in the Register. Listing in the National Register provides recognition and assists in preserving our Nation's heritage. Listing also provides recognition of a community's historic importance and assures protective review of Federal projects that might adversely affect the character of the historic property. If the property is listed in the National Register, certain Federal investment tax credits for rehabilitation and other provisions may apply.

Listing in the National Register does not mean that limitations will be placed on the properties by the Federal government. Public visitation rights are not required of owners. The Federal government will not attach restrictive covenants to the properties or seek to acquire them.

In Missouri, the National Register of Historic Places is administered by the State Historic Preservation Office (SHPO) located in the Missouri Department of Natural Resources.

Criteria for Evaluation

The National Register's standards for evaluating the significance of properties were developed to recognize the accomplishments of all peoples who have made a significant contribution to our country's history and heritage. The criteria are designed to guide State and local governments, Federal agencies, and others in evaluating potential entries in the National Register.

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of significant persons in or past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in history or prehistory.

Criteria Considerations

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved

from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
- d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

- g. A property achieving significance within the past 50 years if it is of exceptional importance.

Benefits of Listing

In addition to honorific recognition, listing in the National Register results in the following benefits for historic properties:

- **Consideration in planning for Federal, federally licensed, and federally assisted projects;** Section 106 of the National Historic Preservation Act of 1966 requires that Federal agencies allow the Advisory Council on Historic Preservation an opportunity to comment on all projects affecting historic properties either listed in or determined eligible for listing in the National Register. The Advisory Council oversees and ensures the consideration of historic properties in the Federal planning process.
- **Eligibility for certain tax provisions;** Owners of properties listed in the National Register may be eligible for a 20% investment tax credit for the certified rehabilitation of income-producing certified historic structures such as commercial, industrial, or rental residential buildings. This credit can be combined with a straight-line depreciation period of 27.5 years for residential property and 31.5 years for nonresidential property for the depreciable basis of the rehabilitated building reduced by the amount of the tax credit claimed. Federal tax deductions are also available for charitable contributions for conservation purposes of partial interests in historically important land areas or structures.

Effective January 1, 1998, Missouri taxpayers completing substantial rehabilitations of properties listed in the National Register of Historic Places (either individually listed or as contributing elements of districts) can qualify for a 25% state income tax credit. The Missouri state credit applies both to income-producing properties and owner-occupied residential properties.

- Consideration of historic values in the decision to issue a surface mining permit where coal is located in accordance with the Surface Mining Control Act of 1977; and
- Qualification for Federal grants for historic preservation, when funds are available.

Owners of private property listed in the National Register are free to maintain, manage, or dispose of their property as they choose provided that no Federal monies are involved.

Time Frame for the Nomination and Listing Process

The process varies depending on SHPO workload, planning, and registration priorities, and the schedule of the Missouri Advisory Council on Historic Preservation. Council meetings are scheduled quarterly. In order to fulfill all of the review and notification requirements, nominations for properties not located in a CLG must be received by the SHPP no later than 30 days prior to a scheduled Council meeting. Nominations for properties located within the jurisdiction of a CLG must be received no later than 60 days prior to a scheduled Council meeting.

Once a nomination has been approved by the Advisory Council, it is submitted to the National Park Service (NPS). Upon submission to NPS, a decision on whether to list the property is made within 45 days. Overall, the process of listing a property from the time the SHPO receives the nomination to the time NPS lists the property typically takes approximately 180 days provided that a complete and fully documented nomination form has been completed for the property.

Rights of Owners to Comment And/or Object to Listing in the National Register

Owners of private properties nominated to the National Register have an opportunity to concur with or object to listing in accord with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing may submit to the State Historic Preservation Officer a notarized statement certifying that the party is the sole or partial owner of the private property and objects to the listing. Each owner or partial owner of private property has one vote regardless of the portion of the property that the party owns. If a majority of private property owners object, a property will not be listed. However, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register of Historic Places for a determination of eligibility of the property for listing in the National Register. If the property is then determined eligible for listing, although not formally listed, Federal agencies will be required to allow for the Advisory Council on Historic Preservation to have an opportunity to comment before the agency may fund, license, or assist a project which will affect the property.

For Additional Information

For additional information, please contact the State Historic Preservation Office, Architectural Historian, Ms. Tiffany Patterson at (573) 751-7800.

LOCATION & OFFICE HOURS

The SHPO is located at 100 High Street in Jefferson City. The office is open Monday - Fridays from 8 a.m. to 5 p.m. except state holidays. For best service, we encourage you to call ahead for an appointment with the appropriate staff person.

State Historic Preservation Office
100 East High Street
P.O. Box 176
Jefferson City, Mo 65102
(573) 751-7858

Visit our website at:

www.dnr.state.mo.us/shpo/homepage.htm/