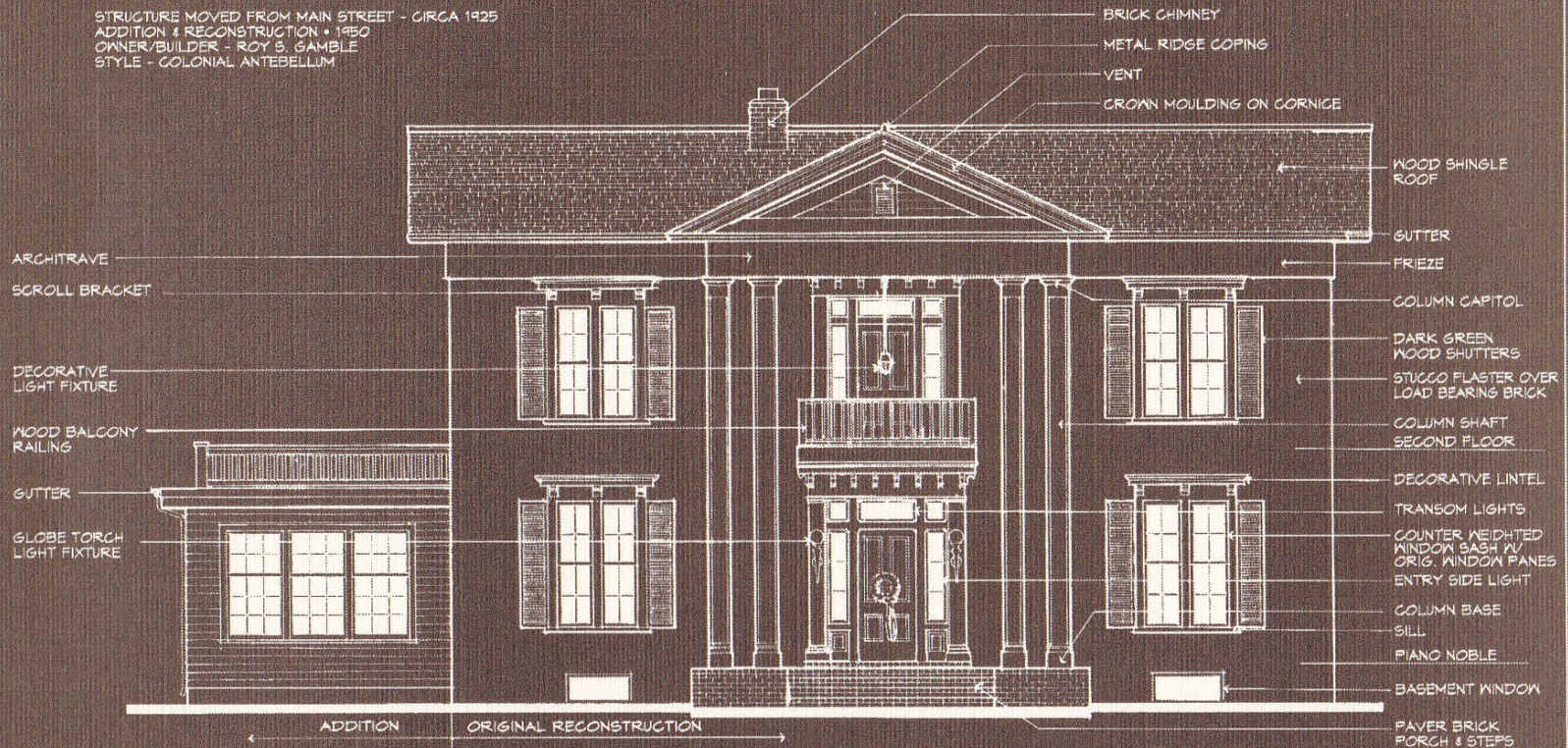


NAPOLEAN STONE HOUSE

INDEPENDENCE, MISSOURI

ORIGINAL HOUSE BUILT - CIRCA 1850
ARCHITECT UNKNOWN

STRUCTURE MOVED FROM MAIN STREET - CIRCA 1925
ADDITION & RECONSTRUCTION - 1950
OWNER/BUILDER - ROY S. GAMBLE
STYLE - COLONIAL ANTEBELLUM



FRONT ELEVATION

0 5' 10' 20'

James William Gamble, AIA and Associates

Historic Aged Properties

Brought to you by
Audrey L Elder



A Passion For Preservation





Old Homes

Protect your clients!

For your sellers....

For your buyers....

Designation isn't always
apparent- your sellers might
think they know...and are
often...

WRONG

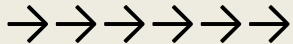
Scenario

- Buyer finds a grand old house, sellers mark the property is not designated because it is not on the National Registry.
- Buyer closes on the property, a month later begins replacing old windows with new vinyl windows.
- Buyer gets a friendly visit from a city official to be informed to stop replacing the windows and put the old windows back in. What happened?

What can you do?

- Whether you are representing the buyer or the seller, contacting the local preservation department with the property address to find out if it is designated can help your client avoid this situation.
- Ask for a copy or link to District Design Guidelines

Line 208 f.



CLG- Certified
Local Government

- 196 13. NEIGHBORHOOD INFORMATION & HOMEOWNER'S ASSOCIATION. ARE YOU AWARE OF:
197 a. Any current/pending bonds, assessments, or special taxes that
198 apply to Property? Yes ☐ No ☐
199 If "Yes", what is the amount? \$ _____
200 b. Any condition or proposed change in your neighborhood or surrounding
201 area or having received any notice of such? Yes ☐ No ☒
202 c. Any defect, damage, proposed change or problem with any
203 common elements or common areas? Yes ☐ No ☒
204 d. Any condition or claim which may result in any change to assessments or fees? Yes ☐ No ☒
205
206 e. Any streets that are privately owned? Yes ☐ No ☐
207
208 f. The Property being in a historic, conservation or special review district that
209 requires any alterations or improvements to the Property be approved by a
210 board or commission? Yes ☐ No ☒ g. The
211 Property being subject to tax abatement? Yes ☐ No ☐
212 h. The Property being subject to a right of first refusal? Yes ☐ No ☒
213 If "Yes", number of days required for notice: _____
214
215 i. The Property being subject to covenants, conditions, and restrictions of a
216 Homeowner's Association or subdivision restrictions? Yes ☐ No ☒
217 j. Any violations of such covenants and restrictions? N/A
218 Yes ☐ No ☐
219 k. The Homeowner's Association imposing its own transfer fee and/or
220 initiation fee when the Property is sold? N/A Yes ☐ No ☐
221 If "Yes", what is the amount? \$ _____
222
223 Homeowner's Association dues are paid in full until _____ in the amount of \$ _____
224 payable ☐ yearly ☐ semi-annually ☐ monthly ☐ quarterly, sent to _____ and such
225 includes: _____
226 _____ Homeowner's Association/Management Company contact name, phone number, website, or email address:
227 _____
228 _____
229 _____
230
231 If any of the answers in this section are "Yes" (except h and k), explain in detail or attach other
232 documentation: _____
233 _____
234
235 14. PREVIOUS INSPECTION REPORTS.
236 Has Property been inspected in the last twelve (12) months? Yes ☐ No ☒
237 If "Yes", a copy of inspection report(s) are available upon request.
238
239 15. OTHER MATTERS. ARE YOU AWARE OF:
240 a. Any of the following?

What is “Designation”?



Types of Historic Designation

National Register & National
Historic District- Potential Tax
Credits –Approval by State
(SHPO)

Local Historic Designation &
Local Historic District – Potential
Tax Credits and Design Guideline
Review by CLG

Federal State Credits are ONLY
for Commercial Use

If it has a plaque, it has rules.

- FALSE
- Anyone can put up a plaque
- Homes on the National Register of Historic Places *usually* have plaques
- Other reasons for plaques, such as commemorating a place or event of importance

*If it doesn't have a plaque,
it doesn't have rules.*

- FALSE
- Misconception, especially in designated districts
- Districts could consist of:
 - A neighborhood block
 - Subdivision
 - Farmstead
 - Commercial district

***It must be over 100 years old
to be “historic.”***

- FALSE
- Any home 50 years or older is a potential candidate for the National Register nomination
- Era built
- Architecture
- Surrounding properties (esp. historic district)
- Integrity of design
- Association with important figure








Becoming Designated

Local Historic Districts- City must have a CLG created through the state SHPO and homeowners vote to approve formation of district

Local Historic Designation- Homeowner chooses to have home designated, CLG approves

National Register- ALWAYS starts with the state SHPO. Final approval from NRHP.



Historic Survey of District



Document created for designation approval



Includes specific
information about district
such as:

***Only homes on the National Register
are protected.***



- FALSE
- Many municipalities will “flag” a permit for rehabilitation or demolition on any home over 100 years old or of local significance.
- Local Historic Districts, Tax Abatements, often have regulations.

Defining Demolition

- Partial Demolition including major setback
- Full Demolition
- Demolition by Neglect
- CoA- Certificate of Appropriateness
- EH- Economic Hardship



Kansas City National Register and KC Register Map

Pink- National Register

Purple- KC Register

Liberty Missouri

Five Local Historic Districts

Six National Register Districts

Eight Individual NR Properties

Design Guidelines are primarily based on
The Secretary of Interiors Standards for the
Treatment of Historic Properties and
approved by the CLG

[Independence, MO-](#)

[Kansas City, MO-](#)

[Liberty, MO](#)

Buyer Questions

- Many common myths exist within the realm of historic home ownership.
- Just as we advise our clients to contact an attorney for legal questions, an accountant for tax advice, there are local professionals to give “old house” advice in regards to rehab/restoration regulations.
- Even if the home is not designated many owners of “old homes” will still want advice as to how to retain/restore their historic property.

Being designated means someone can tell you what color your client can paint their house, and they can't change anything.

- FALSE (with some local reasonable color restrictions)
- Street view of exterior façade is main concern (some local interior reviews)
- Could include windows
- Suggested that any necessary changes should be done with like style and materials in mind
- Specific features may have additional protection if home is on National Register



If a home becomes a part of a designated district, your client will have to remove the new stuff and put the old stuff back.

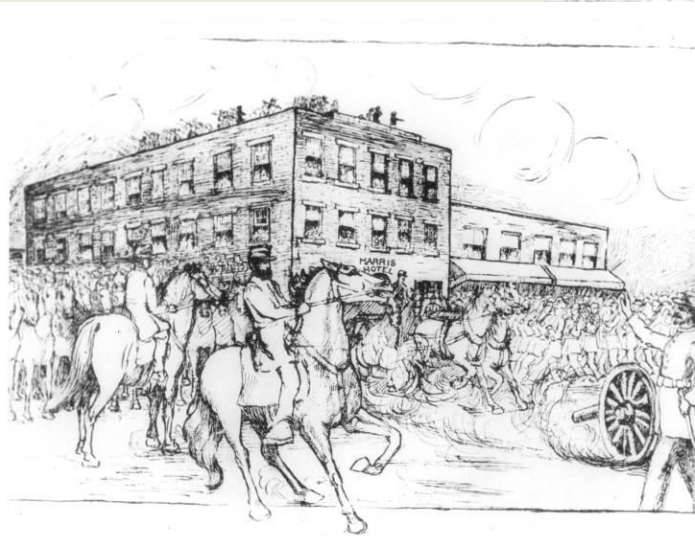
- FALSE
- Not around here
- Any *future* changes will be reviewed by your local CLG

If your client buys an historic property, they will have a responsibility to open thier house to the public.

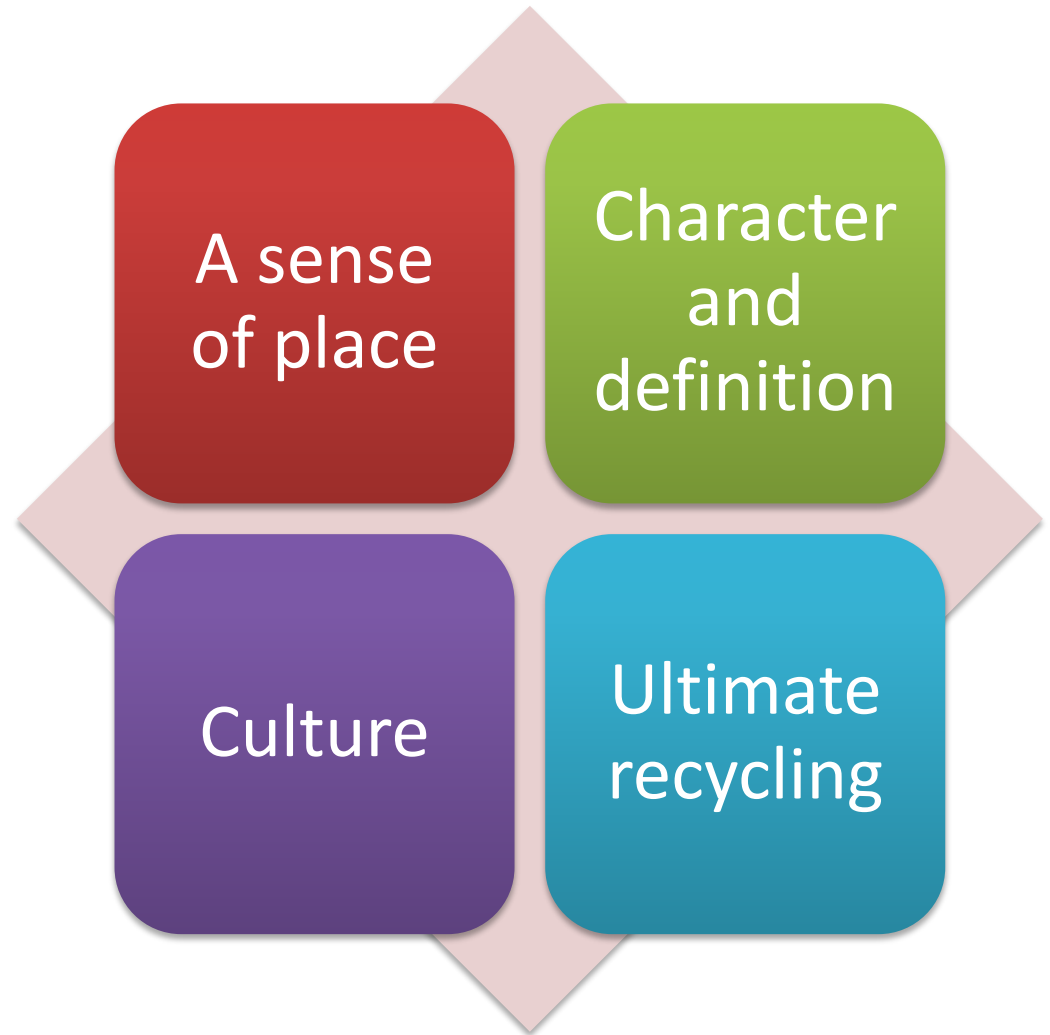
- FALSE
- Completely voluntary!
- Plenty of opportunities to participate in community old homes tours, but you have the power to decide whether or not to participate.

Back to Social Studies Class

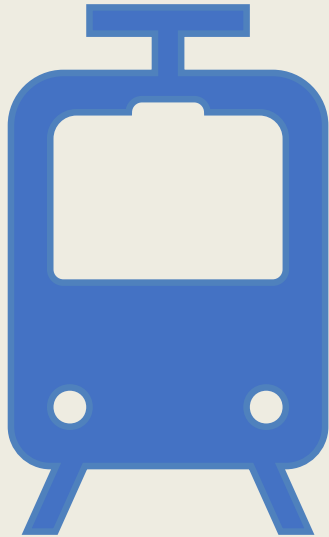
- Why is knowing our history important?
- What in history has shaped where we live?
- What is happening now?
- What could the future bring?



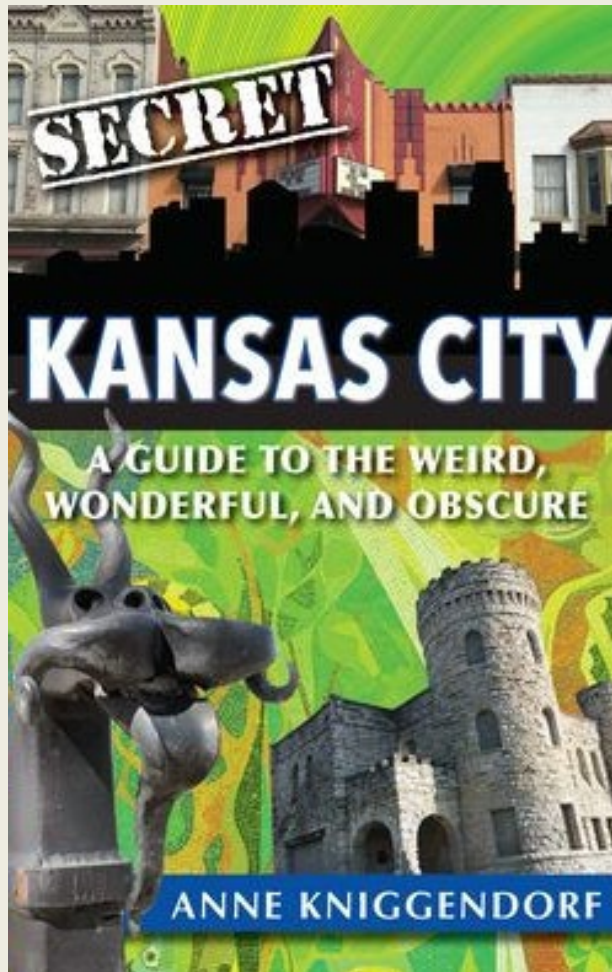
Why Does History Matter?







- [2014-](#)
- Google Fiber Established
- Condo Restorations
- Affordable Living & Job Availability
- Walkability
- Streetcar
- [2020/2021- ??????](#)



Secret
Kansas City-
Anne
Kniggendorf

Architecture

Styles and Stories

**What type
of home is
this?**

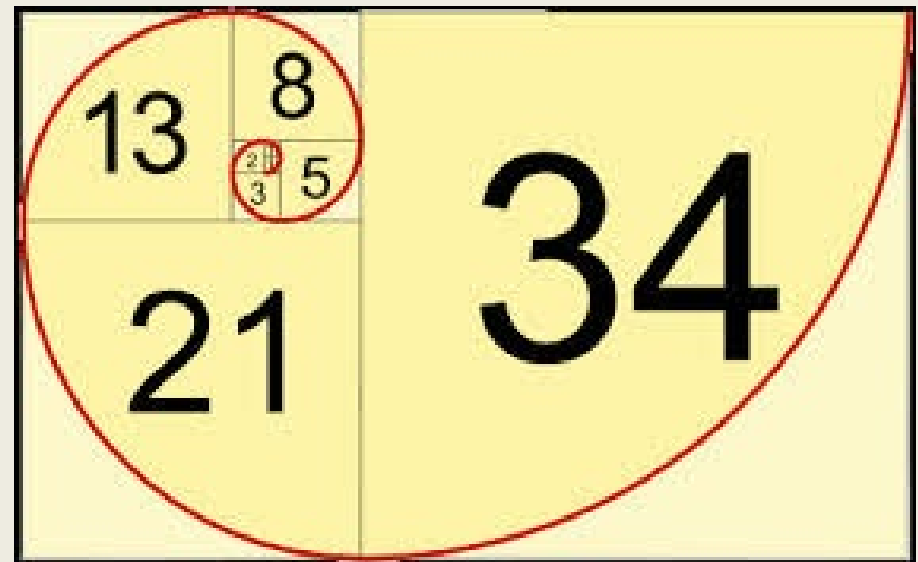


Greek Revival? Antebellum?

Yes

- Antebellum simply refers to a home built during or before a war, here more specifically the Civil War
- Usually referring to homes built 1830-1860
- Greek Revivals, Italianates, log cabins, etc.
- Fun Fact: Americans were politically empathetic with Greece during this time as they were in the process of gaining their independence.

What does this have to do with historic architecture?



How do these make you feel?



Crash Course



Italianate



*Queen Anne
Victorian*



*Arts and
Crafts*



Bungalow



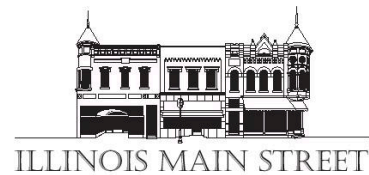
Cape Cod



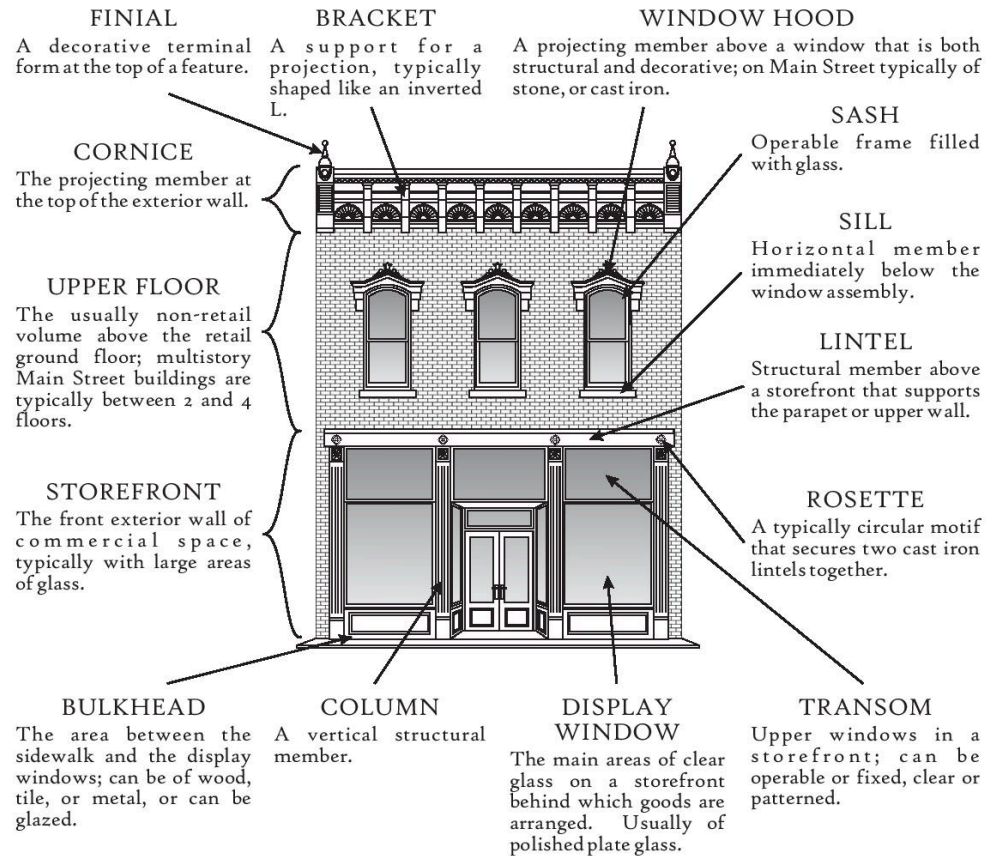
*Mid-Century
Modern
Ranch*

Available online

Window and Roof
styles are the
most obvious
identifiers of
architectural style



ANATOMY OF A MAIN STREET BUILDING



Office of Lt. Governor
414 Stratton Bldg.
Springfield, IL 62706
217.782.3734
www.state.il.us/lrgov

Illinois Historic Preservation Agency
One Old State Capitol Plaza
Springfield, IL 62701
Fax: 217.524.7525
www.illinois-history.gov

Office of Lt. Governor
100 W. Randolph
JRTC, Suite 15-200
Chicago, IL 60601
312.814.5220

| | | |
|--------------------------|--------------|--|
| Mike Jackson, FAIA | 217.785.5031 | mike.jackson@illinois.gov |
| Carol Dyson, AIA | 217.524.0276 | carol.dyson@illinois.gov |
| Anthony Rubano | 217.782.7459 | anthony.rubano@illinois.gov |
| Anna Margaret Borntrager | 217.782.7534 | annamargaret.borntrager@illinois.gov |
| Darius Bryjka | 217.782.8221 | darius.bryjka@illinois.gov |

A Few Local Examples



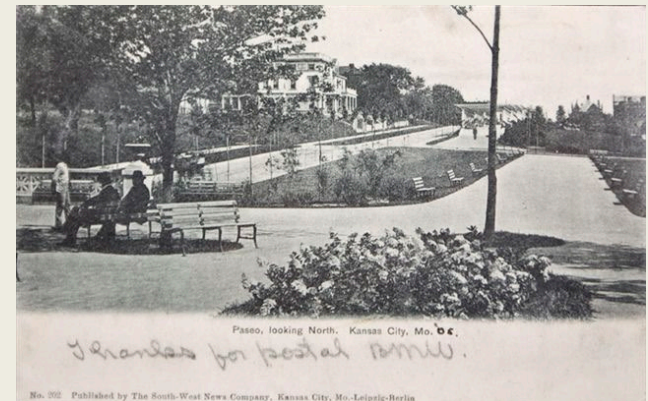
Harrisonville, Queen Anne
1900 +/- 10



59th St. KCMO Colonial
Revival 1922



Paseo, KCMO Second
Italian Renaissance
Revival 1899



Architecture References and Guides

A Field Guide to American Houses by
Virginia & Lee McAlester

Kansas City: A Place In Time, Second
Edition

Terminology

Restore

Rehab

Adaptive Reuse

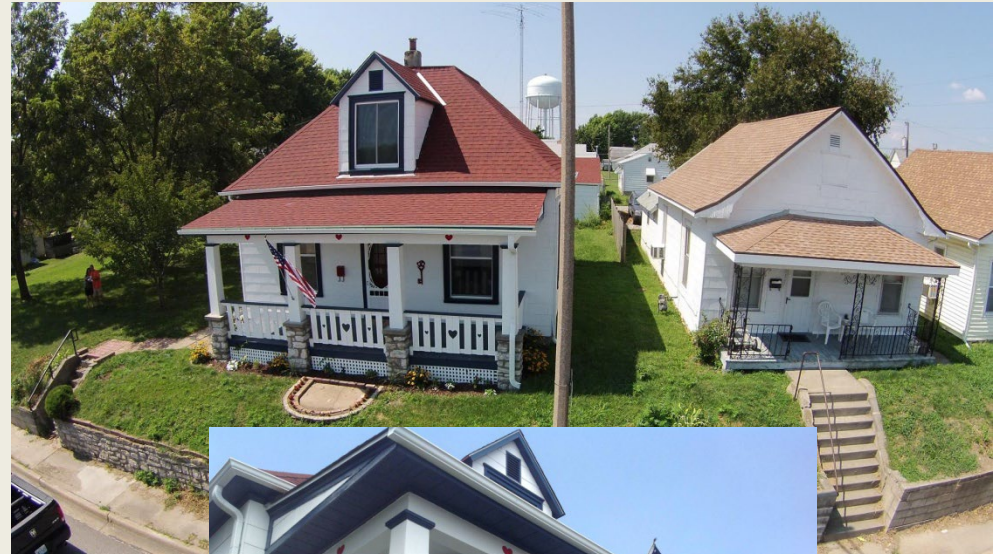
Restoration

- Taking the structure back to it's original state



Rehabilitation

- Making necessary repairs to a structure often keeping historic materials in mind



Adaptive Reuse



The age listed on the county tax record is the year the house was built.



The age listed on the county tax record is the year the house was built.

- FALSE
- Fire, tornado, or any form of destruction can cause a loss of a home
- New home is built on top of the existing foundation
- Structure built before records were kept



The age listed on the county tax record is the year the house was built.

- Sometimes homes have been moved
- Schoolhouse moved with mules, served new purpose in new location



Architecture References and Guides

A Field Guide to American Houses by
Virginia & Lee McAlester

Kansas City: A Place In Time, Second
Edition

Lending, Value and Insurance



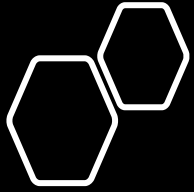
No comps means no sale.

- FALSE
- Comps may be difficult
- Help your appraiser
- Example: 1856 Greek Revival
 - Homes in Jackson, Cass, and Bates County burned down
 - Homes of this age exist in areas less affected by war, natural disasters and or Urban Renewal
 - Appraisal doesn't add value for being historic



***You can't get insurance on
a designated house.***

- FALSE
- Replacement value policies can be expensive and are not based on designation regulations.
- More expensive to take out policy to cover complete replacement of interior and exterior.
- Market value replacement insurance is what many homeowners use.



Let's talk
walnuts,
roofs and
other
rarities.

Specialty items such as hand painted imported tile

Wood that was common in 19th century and is now extremely expensive

Finding similar materials to original such as modern roofing that looks like historic roofing material

Using restoration hardware for repairs

There are historic loans.

- FALSE
- Not here, but there are incentives
- Federal Tax Credits for commercial use of Historically Designated buildings
- State Tax Credits for commercial and residential use of Historically Designated homes
- Grants for Public Use
- Abatements

Federal Income Tax Credits- 20% for 20 Years for Designated Commercial Use

Kansas State Income Credits

- 25% credit
- Must exceed \$5000 (can combine sm projects) has fees
- Transferable for 10 years
- Must follow rehabilitation plan approved by KS-SHPO
- Must be certified historic
- Has caps

Missouri State Income Credits

- 25% credit of approved costs
- Must be 50% total value of purchase
- 3yr backdate/ 10yr forward
- 10% work w/in 9 months w/proof of finance
- DED & MO-SHPO approval/ has fees and caps

Tax Credits Can Be Stacked/Brokered/Sold/Transferred

Tax Abatements

- Provided by municipality
- Typically, will still pay tax on land and or value before improvements
- Primarily used to increase home-ownership in blighted areas
- Can be managed by an Abatement Board without CLG guidelines
- Does not require historic designation

Old homes have less value.

- FALSE
- The surrounding environment can make them much more valuable than any other type of home
- Their protection often protects their value
- The restoration of old homes has many benefits

- Historic district designation leads to increased levels of home ownership and longer residence by both homeowners and renters.
- Designated historic districts tend to have higher rates of participation in neighborhood associations and improvement projects, which protects shared spaces from decline.

- A 2000 study in South Carolina found that homes within a historic district sold 26% faster than overall market, while nearby Beaufort saw a 21% greater sale price.
- Historic designation typically increases residential property values by 5-35% per decade over the values in similar, undesignated neighborhoods.
- Local historic district designation decreases investor uncertainty and insulates property values.

Impacts of Historic Rehabilitation Activity

#PlaceEconomicsFactOfTheWeek

In 2021, PlaceEconomics estimates that the nationwide rehabilitation expenditures amounted to

\$36,981,000,000

Including nearly 100,000 jobs for which historic trades training would be desirable.

This translates to
165,687
direct jobs
and
\$11,360,000,000
in direct labor
income.



Question

Are there any environmental or economic benefits to restoring an old property?

YES.

The Extreme Green Campaign

Who would want to live in one of these old homes?

- Walkability
- Community Connectiveness
- Shorter Commute
- Uniqueness in character
- The September 2013 National Association of REALTORS 2013 [Community Preference Survey](#) found sixty percent of Americans wanted a neighborhood with a “mix of houses and stores and other businesses that are easy to walk to over neighborhoods that require greater driving among home, work, and recreation.”



Restore? Remodel?



Update Update Update

- Just as we help our sellers determine what upgrades are the best value for resale, the same applies to historic aged properties
- Check solds, most often buyers of these homes prefer homes that have had the original details kept and preserved or restored.
- Quite often too many updates are the last thing buyers want.

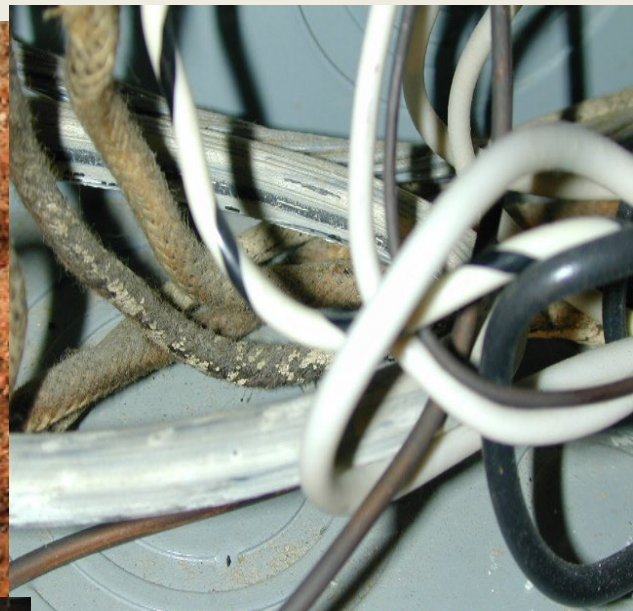
Filiopietistic

Merriam Webster- : of or relating to an often excessive veneration of ancestors or tradition.

Today's Materials vs Yesterday's

- No one ever said restoring an old home was easy, inexpensive or without potential dangers
 - Lead based paint
 - Asbestos
 - Insulation in walls, attics, pipes and ductwork, also sometimes found in flooring
 - Electrical & Plumbing
 - Get an inspection!! Electric and Plumbing has evolved many times since it's inception, quite often upgrades being performed by non-licensed homeowners or contractors.

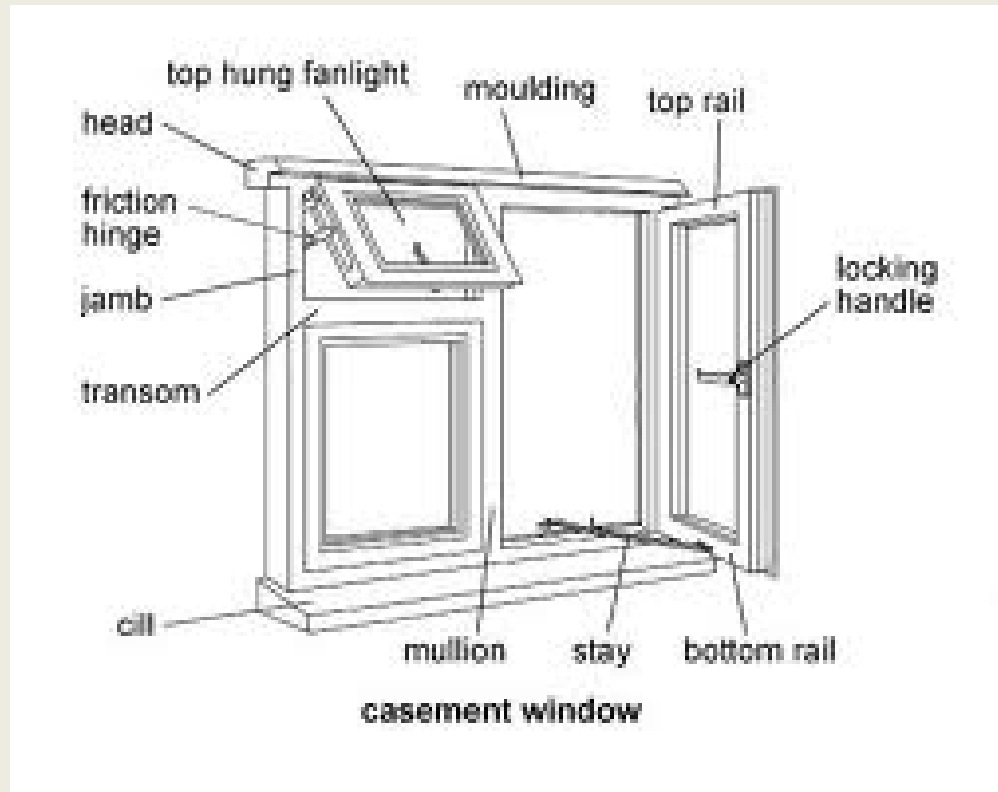
Old Materials



© 2016 InspectApedia.com

Owning an old home with original windows makes you an earth hater.

- FALSE
- FTC Ruling
- Where is energy lost?



Surprises In The Yard

- Outhouses, old septic “tanks” and wells
- Graveyards
 - Headstones and markers cannot be disturbed
 - Must remain accessible to family members of the deceased
 - Unmarked graveyards have regulations
 - Local & State laws can differ in all additional graveyard regulations



Restoration Resources:

City Preservation Department or Local CLG
Representative & Design Guidelines

[The Craftsman Blog](#)

[NARI](#) (National Association of the
Remodeling Industry)

Local CLG Resources

- <https://dnr.mo.gov/shpo/jackson.htm>
- https://www.kshs.org/natreg/natreg_listings/search/prop:/city:/county:WY/arch:/category:/keywords:/records:all/submit:SEARCH
- <http://libertymissouri.gov/DocumentCenter/Home/View/2135>

Local Resources & Links

- Missouri State Historic Preservation Office
 - <http://www.dnr.mo.gov/shpo/index.html>
- Kansas State Historic Preservation Office
 - http://www.kshs.org/portal_shpo
- Missouri Preservation
 - <http://www.preservemo.org/>
- National Trust for Historic Preservation
 - <http://www.preservationnation.org/>

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