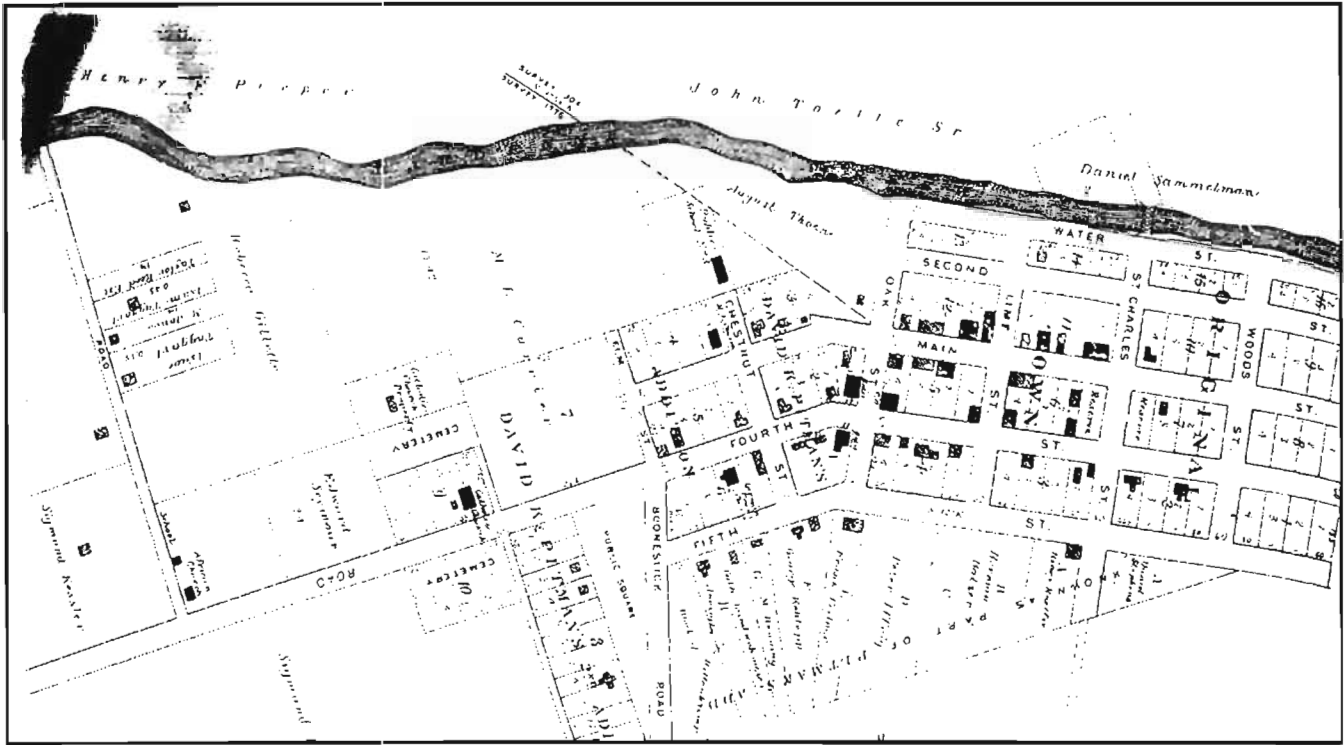# Architectural and Historic Resources Survey Report

Cottleville, St. Charles County, Missouri
HPF Grant# 29-08-23730-009

Prepared For:

City of Cottleville

By:

Julie Ann LaMouria
Allison Marshaus
Melinda Winchester

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INTRODUCTION

The City of Cottleville, Missouri selected the firm Lafser & Associates (L&A) to complete an architectural and historic resources survey of the "Old Town Cottleville" area. The State Historic Preservation Office, Missouri Department of Natural Resources, administered grant funds from the U.S. Department of the Interior, National Park Service Historic Preservation Fund. The goal of the survey was to locate, identify, document and evaluate architectural resources built between circa 1842-1959 that are within the boundaries of "Old Town Cottleville" and to ascertain any individual properties and/or groups of properties that may be eligible for listing in the National Register of Historic Places. In addition, the designation of resources and information gathered in the survey will assist in the preparation of design guidelines which will be used by the City of Cottleville to guide appropriate restoration of its historic resources and new construction within the boundaries of the locally designated Old Town Cottleville Historic District.

L&A staff conducted survey activities between May 2008 to September 2008. Allison Marshaus researched the history of individual properties in the survey area, prepared building descriptions and photographed all surveyed resources. Julie Ann LaMouria maintained the project database, wrote histories for individual buildings, developed the historic context and assisted with evaluations of integrity. Melinda Winchester analyzed data, developed recommendations, prepared evaluations of integrity, supervised the work of the other staff members, and authored this report.

The survey includes commercial, religious, residential and rural properties. Appendix A shows the properties surveyed within Old Town Cottleville by property type, rural properties, religious properties, residential properties and commercial properties.

METHODOLOGY

L&A completed the City of Cottleville Architectural/Historical Resource Survey in conformance with the procedures for reconnaissance level survey outlined in the *National Register Bulletin 24, Guidelines for Local Survey: A Basis for Preservation Planning.* In addition to these guidelines, L&A implemented the criteria of the Missouri Department of Natural Resources Historic Preservation Program's "Minimum Guidelines for Professional Surveys of Historic Properties" and the "Missouri Historic Property Inventory Form Instructions."

Scope of Work-

The scope of work for the project included the following:

- Preliminary identification of all historically and/or architecturally significant sites, objects, buildings or structures within "Old Town Cottleville" survey area and its surrounding perimeter.

- Preliminary identification of each resource's history and significance, architectural style or design, period, architect, builder, construction types, etc., if known, for resources with the "Old Town Cottleville" survey area.

- Verification of integrity for all surveyed properties within the "Old Town Cottleville" survey area.

- Evaluation and identification of properties that appear to be potentially eligible for listing in the *National Register of Historic Places* and/or a locally designated district.

- Recommendations for future preservation of identified architectural or historic resources in "Old Town Cottleville" and the surrounding perimeter.

- Field inspection and photo documentation of all properties in surveyed area.

- Compilation of data in a database and preparation of a report and maps that summarize the findings.

- Determination of broad patterns of development or settlement patterns commonly found in the Midwest, which include historic context, cultural or religious themes, geographical limits, and chronological limits.

Field Survey-

Field survey for the "Old Town Cottleville" resources included photography and visual inspection of each building within the survey areas to confirm building materials, specifically wall cladding, foundation materials, alterations or additions. Verbal interviews of property owners and citizens of Cottleville were conducted when appropriate to determine additional historical data on resources or information regarding history of or any possible alterations to properties.

Archival Research-

Research focused on the preparation of a general history of Cottleville, within two periods of development, the early settlement history 1842-1898 and the early twentieth century development 1900-1959. Included within this broad historical context, were important local events and prominent citizens who lived or owned property and businesses in the designated survey area and vicinity. In addition to the historical context research, the documentation of architectural or design styles, dates of construction and original property owners and trends and the evolution of land use was developed within the survey areas.

An intensive investigation was conducted utilizing the archival and research collections of the St. Charles Historical Society, Missouri Historical Society and St. Louis Public Library. Resources available from the St. Charles County Historical Society were the *Cottleville History File* and an Illustrated Atlas map of St. Charles County, MO. Property ownership records, tax records and property assessment records were located in the St.Charles County Assessor's Office. Among the most useful resources regarding the early settlement of Cottleville was a book by Velma Musick, *The Cottle Family.* Local citizens and historians Lilburn Dotson, Dana Cogo, Clarence and Marlene Schlueter and Sheryl Guffey provided extensive insight during oral interviews.

Establishing Dates of Construction and Property History-

L&A utilized the County Tax Records from 1890-1920 to determine construction dates and alterations to resources as well as to identify property owners. Identifying changes to the buildings and buildings constructed after 1920 was more difficult since no building permits existed until 1975. The implementation of fire insurance maps and the 1905 plat map helped determine the existence and approximate date of some of the pre-1890 buildings within the survey area. The assessment records were also researched at the St. Charles County Assessor's Office to establish possible alterations which were reflected in property values. To determine construction dates and expand property history on the religious resources L&A utilized the *St. Joseph's Church History* and the *Historical Sketch of the Catholic Church at Cottleville* by John H. Buse located at the St Charles County Historical Society. For properties that construction dates could not be located, we used oral interviews, fire insurance maps and building style or type to establish an approximate date of construction and to identify the original owners.

Compilation of Data-

L&A has established a survey resource file for each property within the survey area. The file includes survey data form, photographs of the property, historical research, tax records, assessor records and property owner information. In addition to each survey record file, we have established a general historical context file for the City of Cottleville, a historical context file for St. Charles County, and a historical context file for the church resources. A data file in Microsoft Excel was also created for each resource that contains survey information.

Data Analysis-

Lafser & Associates analyzed four categories of data to identify individual properties or historic districts representing a significant settlement pattern that are potentially eligible for National Register listing. The five categories address issue important in determining the significance of a property for listing in the National Register. The categories are:

- Architectural Integrity
- Date of Construction
- Original Building Use/Function
- Architectural Style/Property Type
- Historical Context associated to early settlement

A detailed description of the five areas of analysis and results is included in the "Survey Results" section of the report.

Historical and Architectural Analysis-

After compiling and reviewing the results of the field survey and archival research, L&A identified a "settlement" pattern typical in small rural communities across Missouri. Concurrently, the photographic documentation and survey research was reviewed to determine the architectural styles and property types. L&A identified settlement period (1842-1898) buildings primarily by vernacular property types because high-style architectural designs were rare during this period. Buildings constructed during the early twentieth century development 1900-1959 were assigned architectural styles. *A Field Guide to American Houses* by Lee and Virginia McAlester provided guidelines for identifying property types by architectural style, building forms and function.

L&A conducted preliminary evaluations of all inventoried properties according to the criteria and standards for historic resources established by the Secretary of the Interior. This included a preliminary assessment for individual eligibility for listing in the National Register of Historic Places or as a potential contributing element to a locally designated historic district.

National Register Listing-

Properties listed in the National Register of Historic Places must meet certain criteria of historic significance. Historic Significance is the importance of a property to the history, architecture, archaeology, engineering or culture of a community, a state, or the nation. To be listed, properties must have significance in at least one of the following areas and retain historic integrity.

- **Criterion A-** That are associated with events that have made a significant contribution to the broad patterns of our history; or
- **Criterion B-** That are associated with the lives of significant persons in or past; or

- **Criterion C-** That embody the distinctive characteristics of a type, period or method of construction; that represent the work of a master; that possess high artistic values; or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- **Criterion D-** That have yielded or may be likely to yield information important in history or prehistory.

Historic Integrity is the ability of a property to convey its significance. To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance.

Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criterion recognizes seven aspects or qualities that, in various combinations, define integrity. These are described in more detail below in *Evaluation of Integrity.*

- To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant.

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 that is primarily significant for architectural value, or that 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. Property achieving significance within the past 50 years if it is of exceptional importance [1]

Local Historic Districts or Landmark Designation-

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[1] *How to Complete the National Register Registration Form.* National Register Bulletin, National Park Service, U.S. Department of the Interior. 1997, rev, 37.

Local Historic Districts are implemented at the local level to help identify structures and settlement patterns that contribute to the historic character and features of a town. By identifying these elements and properties, guidelines can be developed that are essential in helping convey the design policies of the community in a manner that can facilitate appropriate design approaches. This gives communities and municipalities the ability to tailor a preservation district to meet their specific needs pertaining to the historic resources and cultural resources. This local program determines what is important to the community, independent of National Register of Historic Places eligibility; and determines the extent and stringency of the protection to be given by means of landmark and district ordinances and design review guidelines.

Evaluation of Integrity-

All properties eligible for listing in the local or National Register, whether for individual significance or as contributing elements to a district, must retain sufficient architectural integrity to convey the period of time in which they were significant. There are seven aspects of integrity, and a property must retain integrity in a majority of these areas. Each aspect of integrity is not weighed equally and will depend on the criteria of significance, for example, the aspects of design, materials and workmanship might be the most important aspects of integrity for buildings that may be eligible for Criterion C: Architecture. For a battlefield, setting, feeling and association may be the most important considerations.

Location: The place where the historic property was constructed or the place where the historic event occurred.

Design: The combination of elements that create the form, plan, space, structure, and style of a property.

Setting: The physical environment of a historic property.

Materials: The physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property.

Workmanship: The physical evidence of the crafts of a particular culture of people during any given period in history or prehistory.

Feeling: A property's expression of the aesthetic or historic sense of a particular period of time.

Associations: The direct link between an important historic event or person and a historic property. [2]

Based on visual inspection, each building receives an integrity rating of Excellent, Good, Fair, or Poor that reflects primarily how much of the building's original design, workmanship, exterior materials, and overall feeling of a past period of time remain. The following criteria serve as the basis for rating architectural integrity

Excellent-
- The majority of the building's openings are unaltered or were altered in a sensitive and appropriate manner, using similar materials, profiles and sizes as the original building elements;
- The exterior cladding material has not been altered and significant decorative elements are intact;
- Design elements important to the building's style are intact
- The overall feeling or character of the building for the time period in which it was erected is intact. Changes over a period of time are sympathetic and compatible to the original design in color, size, scale, massing and materials;
- Character-defining elements from the time period in which the building had significant associations with events or important individuals remain intact; and

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[2] *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin, National Park Service, U.S. Department of the Interior. 1997, rev., 44-45.

- If over fifty years in age, the building is individually eligible for listing in the local or National Register of Historic Places or would be a contributing element to a historic district.

Good-
- Some alteration of original building openings or spaces has occurred using new materials and profiles but not causing irreversible damage to the original configuration of openings and spaces;
- Significant portions of original exterior cladding material remain and significant decorative elements remain intact;
- Alterations to the building are reversible and the historic character of the property can be restored.
- Additions to a secondary elevation are appropriate following NPS guidelines respecting the materials, scale and character of the original building.
- One or more ancillary buildings in a rural complex have been demolished, slightly impacting the ability of the property to convey its historic functions and associations;
- The building would be a contributing element to a historic district and/or it might be independently eligible for register listing if restored in conformance with the *Secretary of the Interior's Standards for Rehabilitation.*

Fair-
- The majority of the building's openings were altered in an inappropriate manner using new materials, profiles and sizes;
- Exterior cladding material has been altered or added, however there is some indication upon visual inspection that if removed, enough of the original cladding material might remain and that the property could be restored to its original appearance;
- Additions were made in an appropriate manner following NPS guidelines respecting the materials, scale and character of the original building and if removed the essential form of the building remained intact.
- Historic feeling or character of the building is compromised, but the property could be restored through reversal of alterations and removal of inappropriate materials.
- More than one ancillary buildings in a rural complex have been demolished, impacting the ability of the property to convey its historic functions and associations;
- If property was restored in conformance with the Secretary of the Interior's Standards for Rehabilitation, and has an association with a district's area of significance, the property might be a contributing resource to a historic district.

Poor-
- The majority of the building's openings(windows and doors) were altered in an inappropriate manner using new materials, profiles and sizes;
- Exterior materials were altered or added, and there is insufficient evidence upon visual inspection that if removed, enough of the original cladding material might remain;
- Additions are inappropriate and do not follow NPS guidelines respecting the materials, scale and character of the original building and if removed the essential form of the building will not be intact.
- The overall historic feeling or character of the building is significantly compromised;
- The majority of the ancillary buildings in a rural complex have been demolished,

HISTORIC CONTEXT

The history of Cottleville needs to be examined in order to completely understand the settlement patterns of the community. This historic context helps establish the development patterns of the city and the factors that contributed to the continual growth of the city and the building patterns of "Old Town Cottleville". In addition, the history of early settlement patterns (1800-1840) in Missouri must also be examined to correlate the evolution of Cottleville and its ability to distinctly reflect these similar settlement patterns of early Missouri settlements and outposts.

Early American settlers arriving in Missouri settled under Spanish rule and were intermingled among the French. They usually came as individuals or in small ethnic groups. A large number of the early settlements and outposts followed the major river pathways, the Mississippi, Missouri and Ohio Rivers, which provided access to goods, transportation and a reliable water source. Such settlements are Ste. Geneieve, founded in ca. 1750, Cape Girardeau founded in 1793 and New Madrid founded in 1788. Settlements such as Jackson, Apple Creek and Perryville were located several miles from the river due to health concerns and land quality. Other scattered inland settlements were developed around rich mining regions such as Potosi which was settled by Moses Austin in 1798 and took advantage of the regional lead mines. [3] It wasn't until after the Louisiana Purchase in 1803 that settlements began to move further inland away from the major rivers. The first significant movement into the interior of Missouri was via the Missouri River a major transportation route and a good source of superior land. Two such settlements along the Missouri River were Femme Osage Creek settled by Daniel Boone in 1797 and the Loutre Island settled in 1798. Prior to this migration few settlements existed west of St. Charles. The stimulating event on migration to the interior of Missouri was the development of the Boones Lick Trail in 1810 by Colonel Benjamin Cooper. The natural resource of the salt licks, good soils and accessibility attracted settlers to the area known as Boone's Lick in Howard and Cooper Counties. Settled in 1806 it became one of the most important settlements by 1812. With the conclusion of the war and prospect of peace, Boone's Lick had a great migration into it by 1819. It is reported that between ten to fifteen thousand settlers reportedly crossed the Mississippi River at St. Louis and headed toward Boone's Lick. Within the next decade settlements developed throughout the Missouri Valley and by 1830 were reaching the western border of Missouri.[4]

Major Amos Stoddard described the district of St. Charles in his Sketches of Louisiana in 1811 as an area with settlements formed by emigrants from the United States who composed four-fifths of the population of the district. These settlements were primarily formed along the streams, some as far up the Missouri River as 200 miles. On the Salt River there were about forty families living in the "American style", which meant detached and scattered. There were fair settlements on the Cuivre River, which empties into the Mississippi's River. The largest and best settlement was St. Andrews, situated on a small river which flows into the Missouri a few miles south of St. Charles. The settlement of bon Homme, located on a creek by that name about fifteen miles from St. Louis, was another noted settlement. Stoddard also notes excellent settlements along the Bon Homme and the Meramec and the Platten creeks.[5]

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[3] Mahoney, Timothy. River towns in the Great Wes: the structure of provincial ubanization in the American Midwest, 1820-1870. Cambridge;; New York: Cambridge University Press, 1990.

[4] Gerlach, Russel L., Settlements patterns in Missouri: a study of poulation origins. Columbia: University of Missouri Press, 1986.

[5] Stoddart's Sketches of Louisiana. 8vo 1813 Catalogue, page 126, no. 200, as above.

The township of Dardenne where Cottleville is located had several similar village settlements scattered throughout. The village of Mechanicsville was laid out in 1866 by John and Fortunatus Castilo, natives of Tennessee. The soil in the surrounding prairie land was excellent for all types' crops and grains. The town of Hamburg is located about two miles for the Missouri River and is sixteen miles from St. Charles. It was platted in 1840, by Henry Schneider. Weldon Springs is another small settlement situated about ten miles from St. Charles and located in a quaint valley, settled by German immigrants around 1849.

Cottleville is located in the south central part of St. Charles County in the original Dardenne Township. The location of the Dardenne Creek and the proximity of the Boone's Lick Trail attracted the early settlers to the Cottleville area. The city encompasses approximately 3.9 square miles and is located approximately 30 miles northwest of St. Louis, MO and approximately 11 miles southwest of St. Charles, MO. The core of "Old Town Cottleville" designated on the plat map of 1905 has changed very little when compared to a current map. Instead, development patterns denote an intermixing of new commercial and residential development of different periods and styles within the core of "Old Town Cottleville". Census records and city directories show that commercial and residential property have been intermingled in this area since the settlement was established, even along the busy Boone's Lick Road (now Highway N)

As a part of St. Charles County, Cottleville has a rich, multicultural history that integrates the presence of Native Americans with French and German immigration, and the movement of many peoples westward across Missouri. St. Charles County is located just west of the Mississippi River, where the Missouri River intersects. The land was used by Native American tribes, particularly the Dakota, until it was claimed by LaSalle for France as part of the Louisiana Territory in 1682. The French established trading posts during this time, but settlement of the area was sparse. Through the 1763 Treaty of Paris, the Louisiana Territory was passed to Spain. The Spanish began the legal sale of property, and the division of land to property owners through land grants. This encouraged the establishment of many settlements; including what is now know as the City of St. Charles (previously known as "The Little Hills").

Cottleville's history as a town begins with the occupation of Warren Cottle, Sr. on a plot near Dardenne Creek, obtained through Spanish land grants. Together with his sons, Warren and Ira, Cottle began a grist mill on Dardenne Creek in 1799. Cottle's grist mill used water power to sift and grind wheat, oats, and other products. The water method proved to be superior to the other horse powered mills found within the county, and many people from around the area began to bring their harvested crops to Cottle's mill. Over the next decade, the large number of customers encouraged the establishment of small shops and lodges to accommodate those waiting sometimes overnight, for their turn at the mill.

In 1800, Nicholas Coontz received a Spanish land grant of 980 arpents abutting the north side of the Cottle's property. After the United States formally acquired the Louisiana Territory in 1804, Nicholas established Fort Coontz for protection from "Indian attacks." This protection became more essential by 1807, when the Boone's Lick trail was routed through Cottle's property. Stretching from St. Charles to a salt lick near Boonville, MO, the trail was the primary westward road across Missouri, and eventually connected with the Santa Fe Trail on the western end of the territory. The Boone's Lick trail crossed the Dardenne Creek near Warren Cottle's mill (now known as St. Charles Street). Periodic flooding of the creek forced travelers to find shelter until the water receded. To aid travelers, Nicholas Coontz opened a lodge and restaurant on a portion of Cottle's land, and by 1810 a mail stop was located in his establishment.

In 1839, Warren Cottle Jr. passed away, leaving his estate to his eight children. His son, Lorenzo, received 200 acres near the Boone's Lick trail. Though already recognizable as a small settlement, Lorenzo formally divided the land into small plots and called the area Cottleville. Cottleville was designed in a grid pattern following the Dardenne Creek, comprised of sixteen blocks with four, 60-foot wide plots on each block. Lorenzo reserved two plots of land in the center of the settlement (along St. Charles Street) for public use, and situated the community at the southern edge of his property.

Within three years of plotting, Cottleville established a full post office that received mail several times a week. The people of Cottleville determined that their community's easily accessible location along the Boone's Lick trail and in the middle of the county gave them an advantage over the City of St. Charles, and in 1846 Cottleville petitioned the St. Chares County Court for designation as the county seat. The request was denied, and the City of St. Charles (incorporated in 1830) remained the county seat.

Though the Boone's Lick trail encouraged the development of Cottleville, it was the Western Plank Road that solidified its continued existence. Following Boone's Lick trail (now used more heavily and widened for wagon passage) the Western Plank Road was established in 1851 as a wooden paved toll passage that was designed to make travel easier to the western part of the county. Beginning in St. Charles and ending at the southern edge of Cottleville, the easier access created by the toll road led to increased population and Cottleville's official incorporation in 1853. The road was only in service for 13 years because the wooden planks rotted quickly, and were often stolen for use as building materials.

The Western Plank Road ran through the property immediately to the southeast of Cottleville, which was owned by David K. Pitman. Pitman's father, John, purchased land 1.5 miles south of Cottle's mill in 1810, and together with his wife, Magdaline, and a handful of slaves, John and his son farmed the plantation until John became the first post master of the Dardenne Township post office in 1824.[6] When John died, his land passed to his son, David. In the 1850s and 1860s David created two subdivisions on his land. The first bordered the original blocks plotted by Lorenzo Cottle, and was laid out parallel to the Western Plank Road. The second was located just south of Boone's Lick trail, and incorporated a Public Square where the trail met the Wood Plank Road.

By the time it was officially incorporated, Cottleville was a bustling village with a post office, hotels, grocery store, public school, and many repair shops (See Figure 2), but it wasn't until 1854 that the first church was finally established. The Southern Methodist Church was established by the Pitman family, with services held in a small frame chapel constructed on their property (this building has since been redeveloped for residential use).

The Pitman's found themselves in a peculiar situation in 1860 when the Civil War erupted. The State of Missouri was torn between secession and unification, and Cottleville became a Union stronghold in 1861 because of the large German population. Colonel Arnold Kreckel, head of the St. Charles Home Guards, brought 1,300 recruits to Cottleville and set up his camp and drill grounds immediately south of Pitman's second subdivision. Kreckel organized the Convention of the Radical Union Party and held it in Cottleville on September 7, 1864. This may have been the event that prompted David Pittman to sell the area across from Kreckel's camp to the newly forming Catholic Church for $250 that same year. On January 11, 1865 Arnold Kreckel, a Missouri legislator since 1854, along with fifty nine others, signed the ordinance of emancipation, which abolished slavery in the State of Missouri.

S.B. Wyckoff's *1867-68 St. Charles County Business Directory* describes Cottleville as, "a village in Dardenne Township in St. Charles county, about 10 miles south-west of St. Charles, is on a table of land, a little distance from the river, and presents a neat and pleasant appearance. It has a number of the different trades and professions, and is a place of 340 inhabitants." These trades included blacksmiths, shoemakers, and wagon makers. In addition, Cottleville boasted multiple doctors, general stores, and saloons. Most of these businesses were located Main and Fourth Streets between Oak and St. Charles mingled between residential housing. The size of the city was owed, in part, by German immigration after the end of the Civil War, with 87% of the population either from Germany or of German decent by 1873. German immigrants organized the St. John's German Evangelical Church and built a frame church building near Boone's Lick Road in 1870.[7] St. Joseph's Catholic Church also constructed a frame building for services during the 1870s, and a permanent priest finally came to the city in 1874. Forty years later, in

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[6] While Coontz had a mail stop at his store, the Dardenne Township post office allowed mail to travel out of town as well as into it, and served not only the Cottleville community, but also the surrounding towns and settlements.
[7] It is rumored that part of this building remains, enclosed by a small grocery store.

1914, the parish resolved to build a brick church (non-extant), and converted the old building for use as a rectory.

In the 1920s, the citizens of Cottleville pursued a drainage district in Cottleville along the Dardenne Creek to help eliminate the flooding that occurred every year. The county did not approve the three miles of ditch work along the creek until 1930, but the final outcome reintroduced 14 square miles of land that typically sat under water for several months every year, making it unusable. The drainage district changed the path of the creek south of the original town, and ensured that the bridge at St. Charles Street, as well as most of Water Street, would no longer be plagued by the creek's overflow.

As one of the primary causes of the city's development, the elimination of the creek flooding would have been disasterous early in the town's history. However, by the 1920s alternate routes west left the Boone's Lick Road a local thoroughfare that few needed to cross at Cottleville, and the closing of the grist mill meant that the bridge at St. Charles Street led only to farm land.

During the financially challenging period of the Great Depression, very little expansion or new development occurred in Cottleville. However, the Catholic citizens were able to establish a school for 30 students in 1932, and by 1938 the community had raised enough money to construct a brick school building for the St. Joseph's parish. Around the same time, Highway N was paved and routed through the center of Cottleville, following the old Boone's Lick Road into town and heading north out of the city along Fourth Street. Over the next two decades, Cottleville saw a resurgence of population, which is reflected in the large number of homes constructed between 1940 and 1955. A large contribution to this development occurred in 1940 when the United States government constructed a TNT plant in Weldon Spring, Missouri (about 3.5 miles southwest of Cottleville). The Catholic citizens of Cottleville, under the direction of the St. Joseph's parish priest, Fr. Pezold, helped families displaced by the ammunition plant by creating a small housing community approximately 2 miles northwest of Cottleville, across Dardenne Creek. Known as the Village of All Saints, the community contained 24 homes constructed from buildings torn down when the Weldon Spring plant was built.

There is not a significant of amount of information available for Cottleville between 1900 and 1960. What little could be found in newspapers and personal journals or scrap books does not pay much attention to the development of the city, with the exception of the drainage ditch and rerouting of Highway N. However, during this period the city appears to have remained fairly small. Though some stores were available in town, it is likely that the residents of Cottleville traveled to neighboring St. Charles or St. Peters for most of their shopping, even in the 19th century. Nineteenth century church records state that preachers and reverends were shared between St. Peters and Cottleville, indicating that the towns were close enough for a day's travel. With wider, paved western heading routes to the north, and the closing if the grist mill, Cottleville remained a small town with little development, especially in the original town boundaries, until the 1950s. Some documentation shows that the local churches, St. Joseph's in particular, hosted dinners and the congregations held service projects and fellowship events within the town. However, information on other social groups or gatherings was not found, particularly in reference to the public square.[8]

A question of Cottleville's incorporation was investigated in 1953. Though officially incorporated in 1853, the city government had laid dormant since 1881, and the county questioned whether re-incorporation was appropriate. The 1953 ruling that Cottleville was still a city became an important subject in 1979, when Cottleville feared annexation by nearby St. Charles or St. Peters. To ensure that there was no question of its legitimacy, a Board of trustees was elected for the first time in 98 years. The government became very involved in the future of the original town. Besides expanding its boarders north to incorporate 18 properties on Highway N, the city also established the Cottleville Historic Committee in 1989 to research and the establish a historic district to preserve the original town. For three decades prior to the establishment of the Historic Committee, new construction redeveloped Main and Fifth Streets. The
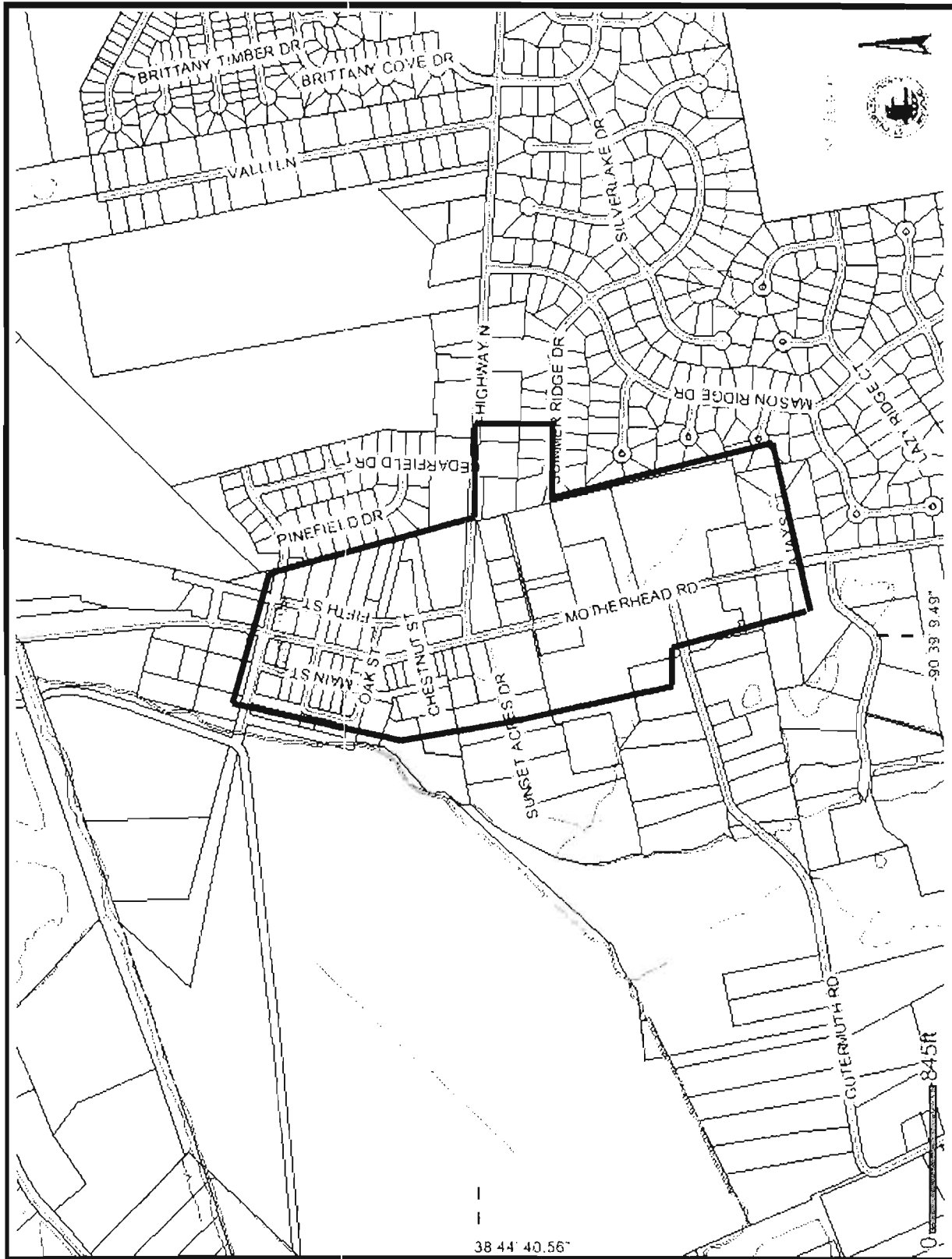
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[8] The public square was located on the southeast corner of Boone's Lick Road and Forth Street. The property was sold to St. Andrew's Lutheran Church, and a church was constructed there within the last two decades.

construction either resulted in the demolition of many historic buildings, or the filling of vacant lots.[9] Working closely with city officials, the committee helped form city building codes that prevent new construction from altering the historic resources, but also encourage new development in the Old Town area.

Although "Old Town Cottleville" has experienced many changes since its early period of construction, the early development patterns of a "settlement" are still evident. The diversity and traditions of the individuals whom settled there are reflected in the building patterns and designs. Even with the encroachment Highway N, the residential and commercial development that occured in the 1940s and 1950s continued to be maintained within "Old Town Cottleville".

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[9] Though several buildings can be seen on historic plot maps, the parcels in this area now hold "modern" buildings constructed between 1950 and 199C. It is unclear whether the historic buildings were demolished or destroyed prior to construction of these newer buildings. No floods or fires were referred to in available newspapers articles, and it is possible that the historic buildings fell out of use when Main Street became a secondary street, and that Highway N encouraged new development. In addition, zoning regulations may have changed along the Dardenne Creek after the drainage ditch was installed, allowing new residential construction.

Figure 1: Old Town Cottleville Survey Boundaries. Map available from the St. Charles County Map Service.

Figure 3: Current City Footprint with extant 1905 properties.

Properties on the 1905 plot map.

SURVEY RESULTS-

Physical Descriptions of Survey Area

The historical resource survey focused on approximately 95 resources built between circa 1842-1959 that are within the boundaries of "Old Town Cottleville". The survey area encompasses both residential and commercial buildings as well as, the St. Johns Church, rectory and school and the St. Joseph and St. Johns cemeteries. Public School No. 3 constructed ca. 1895 is still extant at the end of Chestnut Street but has been dramatically altered for residential use. A simple grid pattern street layout was used with Fourth Street as the main stretch connecting the less formal side streets in residential areas. There are a few rural properties on the perimeter of the survey boundary and the remains of the historic "Cottle Grist Mill" along Dardenne Creek. Many of the residential homes along 4th Street have been converted to a commercial function but continue to portray their historic character. The main thoroughfare (4th Street) is a two-lane black top highway. The streetscapes have grassy yards and mature trees.

Historic Property Types

The National Register of Historic Places (NRHP) classifies its listings by various types of properties. Listed properties generally fall into one of five categories: building, structure, object, site, and district. Historic districts possess a concentration, linkage or continuity of the other four types of properties. Objects, structures, buildings and sites within a historic district are united historically or aesthetically, either by choice or by the nature of their development. Buildings, as defined by the National Register, are created primarily to shelter human activity.[10] Examples include a house, barn, hotel, church or similar construction. L&A has identified four dominant functional property types in "Old Town Cottleville", single-family residential, commercial, religious and rural. There is a potential to identify the Cottle Grist Mill as a site for future landmark designation or archaeological investigation.

Single-family residential buildings were the dominant property type surveyed in "Old Town Cottleville". Their significance is derived from the sense of their placement within the original town plat and the sense of continual settlement patterns versus town planning that is portrayed. A large part of the residential buildings have had some type of alterations but continue to reflect the vernacular forms typical of small villages and settlements that developed in the mid-19th Century in Missouri. Their construction dates are fall between 1849-1959.
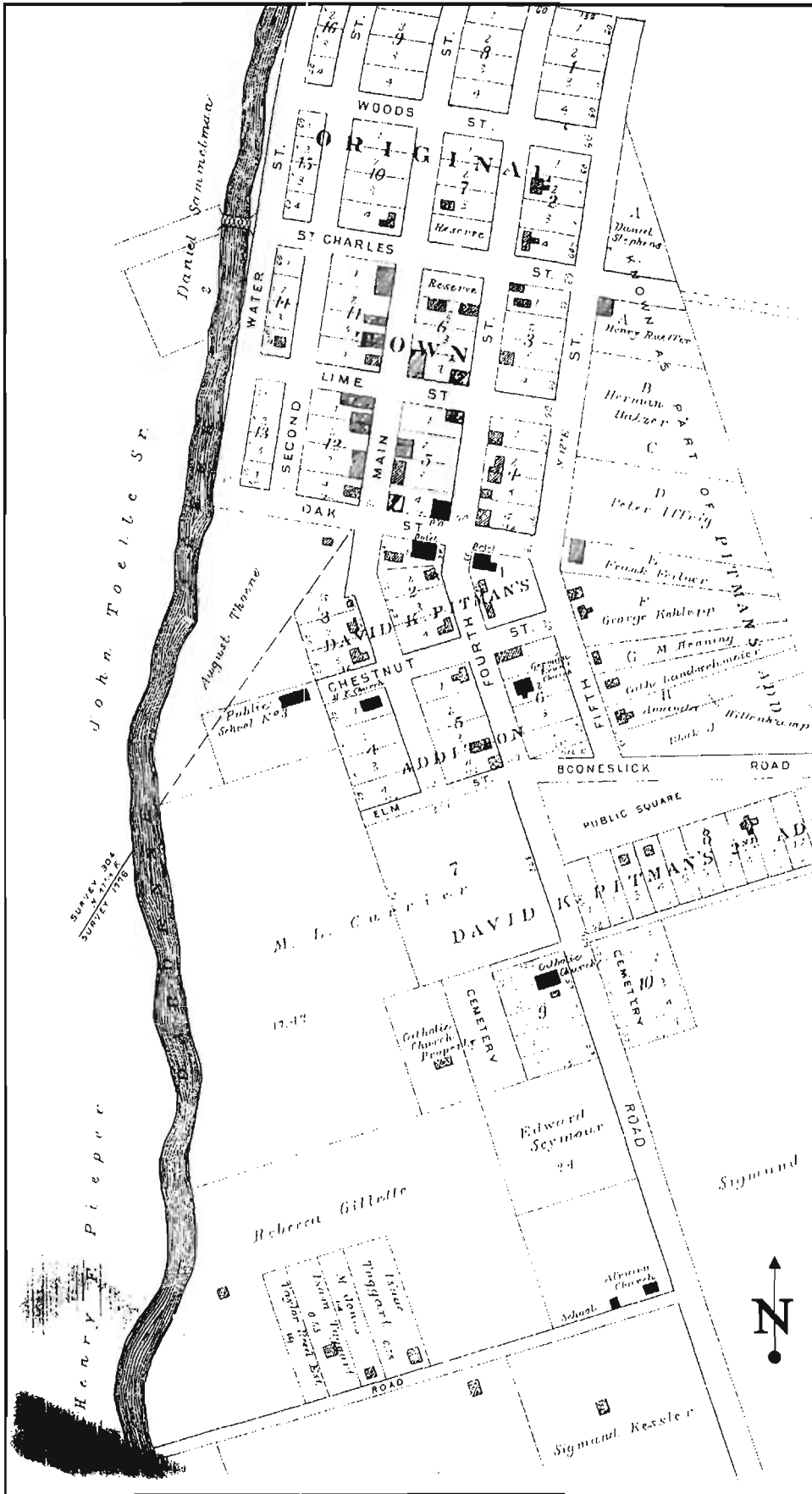
10

Figure 2: 1905 Plot Map,
Cottleville Missouri.
On File with the St. Charles County
Historical Society

Architectural Styles and Vernacular Building Forms

Classifications based on shared physical attributes include categorization by building styles and/or forms. The architectural styles and vernacular forms identified in the survey and assigned to the properties follow the terminology and classifications accepted by the National Register of Historic Places program. *A Field Guide to American Houses* by Lee and Virginia McAlester provided guidelines for identifying property types by architectural style, building forms and function. Figure 3 shows the distribution of properties by building style or form.

Figure 3: Architectural Styles and Vernacular Forms

Bungaloid	1
Central Tower	1
Commercial Common Block	1
German Vernacular	3
National Folk House: Central Passage	2
National Folk House: Hall and Parlor	4
National Folk House: Gable Front	3
National Folk House: I-House	2
National Folk House: Pyramidal Square	1
National Folk House: Massed Plan- Duplex	1
National Folk House: Side Gable	1
Craftsman/Bungalow	2
Late Nineteenth and Early Twentieth Century Revival: Other	2
Late Victorian: Other	1
Modern Movement: Contemporary	4
Modern Movement: Minimal Traditional	2
Modern Movement: Ranch	2
Neo-Eclectic	1
Neo-Romanesque	1
School	1
Two-Part Commercial Block	1
TOTAL:	**37**

Single-Family Residential Style/Property Types

National Folk Houses (1850-1890)-

The nature of American folk housing changed dramatically as railroads reached across the continent in the decades from 1850-1890. Builders were no longer restricted to local resources for building construction thus changing the traditional building materials and construction techniques of folk dwellings over much of the nation. Lumber from distant sawmills in heavily forested areas could now be moved rapidly and cheaply over long distances. The traditional folk house forms persisted but were now being constructed with light balloon or braced framing covered by wood sheathing instead of heavy hewn log. The resulting houses were simple dwellings defined by their form and massing, but lacking identifiable stylistic attributes.

Pyramidal Square- 5212 4th St.

The typical folk house is one or two stories in height. Roof shapes define some folk house types such as Gable-Front, Side-Gable and Pyramidal Square. Although folk houses often had no architectural ornament, when it did exist, architectural details alluded to contemporary styles like Greek Revival (cornice returns); Queen Anne (spindle

Gable-Front- 5305 5th St.

work porches, shingled gable peaks); and Craftsman (knee braces, wide porches). The house located at 5212 4th Street (left) is an example of the Pyramidal Square form, with shed dormers and a recessed porch. The building located at 5305 5th Street (right) is an example of the Gable-Front form with Victorian detailing on the front porch.

Victorian Period (1860-1900)-

Late Victorian- 5337 4th St.

During this period, increasing access to builder's pattern books spread the latest trends in house designs and styles to the growing communities across the country. In combination with the railroads providing milled lumber and mass-produced nails this more affluent style cropped up in many small rural settlements usually built by prominent or wealthier citizens. The house located at 5337 4th Street is an excellent example of the Late Victorian Period. Constructed by the town physician in 1892, it portrays its original style and character with intact Colonial Revival detailing.

Modern Houses-

Craftsman:

Craftsman Houses were popular from c. 1905 through 1930. The design was inspired from the English Arts and Crafts movement and oriental wooden architecture. Popularized by architectural and house and garden magazines, as well as a wide variety of building pattern books, the one-story Craftsman house became the most fashionable smaller house in the country during the first decades of the twentieth century. Identifying features are low pitched, gable front roofs (although cross-gabled and hip roofs are also found); wide eaves overhangs, often with exposed roof rafters; decorative beams or braces under gables; and full- or partial width porches

Craftsman- 5206 Gutermuth Road

supported by square posts or battered piers. Double-hung windows with decorative light patterns, especially in the upper sash, also distinguish Craftsman styling. The house located at 5206 Gutermuth Road is a representative example of a Bungalow design with a one-and-a-half story frame and centered portico porch with wood posts and mission style spindles.

Bungaloid:

Bungaloid- 1234 Motherhead Road

Many houses in the survey exhibited elements of the bungalow form without the elements of formal Craftsman styling. The one- to one-and-a-half-story vernacular bungalow typically features a front, side- or cross-gable roof, penetrated by a minimal number of dormers. Stylistic references are usually limited to the front porch columns and railings and may include classical as well as craftsman elements. The house located at 1234 Motherhead Road displays this classic Bungaloid design elements.

Minimal Traditional:

Minimal Traditional dwellings represent a transition from Tudor and Craftsman architecture to the Ranch House. Tight eaves and a large prominently placed chimney are common elements, as are multiple gables (often crossed) and the incorporation of stone or brick veneer elements. They are distinguished from Tudor Revival styles by the shallower pitch of the roof gables. The house at 5339 5th Street contains many of the minimal traditional design elements with the multiple crossed gables and prominent chimney on the east elevation and shallow pitched roof.

Minimal Tradition- 5339 5th St.

Ranch House:

The basic Ranch House is a low one-story building with moderate to wide eaves, as seen on the house at 5335 Fifth Street. The low-pitched roof is gable or hip and the plan may or may not include an integrated garage. Large picture windows, often grouped with glancing sash windows in a tripartite arrangement, are common. Other window openings are typically single or paired, wide decorative shutters are a common design element. Siding typically featured a wide reveal, whether wood lap, asbestos shingles, or vertical board-and-batten.

Ranch- 5335 5th St.

Neo-Eclectic:

By the late 1960s, references to historic architectural styles retuned to domestic architecture. Builders and architects adapted and incorporated elements of Colonial, Tudor, French, and Mediterranean architecture into modern (e.g. Ranch) house forms. Unlike the exaggerated early twentieth century examples, late twentieth century interpretations of historic idioms were highly restrained and stylized. The rectory building at the St. Joseph's parish is an example of this style, with its wood cornices and rounded arch entryway.

Late 19th and Early 20th Century Revivals:

St. Joseph School- 1359 Motherhead Rd.

The Eclectic movement began quietly in the last decades of the 19th century as fashionable, European-trained architects began to design landmark period houses for wealthy clients. These were mostly in the Italian Renaissance, Chateauesque, Beaux Arts, Tudor, or Colonial Revival styles. Vernacular exampled of these high style designs permeated the country, often intertwining historical interpretations of European styles with simple, functional architectural forms. While the incorporation of a few high style elements was common, many of these buildings did not express clear architectural patterns, and are combinations of muddled forms. This is seen at the St. Joseph's School, where quoining and a small projected entrance bay are used.

School-

One-room schools were commonplace throughout rural portions of the United States in the late 19th and early 20th centuries. In most rural and small town schools, all of the students met in a single room. There, a single teacher taught academic basics to five to eight grade levels of elementary-age boys and girls. These buildings could take on high style designs, but were typically mundane in exterior ornamentation. It was not uncommon for a one-room school to have entrances at either end of the building, with large windows to allow light to all pupils and a centralized stove for heat. The one-room school plan was used for Public School Number 3 in Cottleville.

School- 5446 Chestnut

Two-Part Commercial Block-5209 Fourth St.

Commercial Buildings-

Two Part Commercial Block:

Typically two to four stories in height, with a clear visual separation between the first story customer service and the upper-story meeting room, office, or residential use. The lower storefront typically featured windows and entrances, while the upper stories expressed the building's stylistic details. The building at 5209 Fourth Street is an example of the two-story commercial block, featuring display windows on the first level and retaining the simple sash windows common in residential spaces.

Religious Properties-

Religious buildings erected during the nineteenth and twentieth century followed the architectural styles common on residential and commercial buildings, constructed in traditional Euro-American forms. While Gothic and Romanesque Revival styles were popular stylistically, church buildings were often designed in several different plans, with the cruciform design popular for many Catholic churches. The incorporation of tower to the façade of the older St. Joseph's Catholic Church is an example of the revival style elements used in conjunction with the cruciform plan.

St. Joseph's Church- 1359 Motherhead Rd.

Religious properties in small towns often included more than just the church building. In many cases residences for clergy, educational buildings, and cemeteries were also included. These buildings took on the stylistic designs popular on residential buildings at the time, while the cemeteries incorporated multiple materials and designs for head stones. Typically the cemeteries were laid out in rectangular plots, with a stylized entrance and intermingled newer and older headstones. This can be seen at the St. John's Cemetery.

St. John's United Church of Christ Cemetery
1382 Motherhead Rd.

Rural Properties-

The development of Cottleville is based in large part on the immigration of German families and their decedents to Missouri in the late 19th and early 20th century. Many of these families were farmers.

5372 St. Charles Street

Many of the buildings on the small farms were constructed simply and for functionality, using architectural forms common in German communities across the country and in Europe. Houses, barns, and ancillary buildings were constructed as the need arose, and were built often without any intentional stylistic incorporation.

This can be seen at the settlement at 5372 St. Charles Street, where the simple vernacular brick house sits among multiple small ancillary buildings and a large wood barn. As time progressed, and the town grew, farmers were able to hire local carpenters to construct the primary buildings needed to run their operations. High style designs and more complex property types became popular in the 1920s, as can be seen at the farm at 5279 Highway N.

ARCHITECTURAL INTEGRITY

The consultants visually inspected the exterior of each of the buildings in the survey area. As described above in the Methodology, each building received an integrity rating of Excellent, Good, Fair, or Poor.

Integrity Thresholds:

Properties found to be significant under the National Register criteria must also meet the following integrity thresholds to be eligible for listing in the National Register of Historic Places. To be eligible for individual listing under Criterion A, a building should retain a high degree of architectural integrity in setting, materials, and workmanship for its period of significance. It should also be an excellent example of its property type, possessing the distinct physical characteristics that define it as a property type. For example, the residential property types should maintain the primary façade with the original fenestration and spatial arrangements, in particular historic entrances and porches. In addition to the above requirements, to be listed as an individual resource under Criterion C, the property must be an excellent example of a specific style of architecture, retaining a high degree of integrity in setting, materials, and architectural elements that define that style.

To be listed under Criterion A as a contributing element to a historic district, a property should retain sufficient stylistic and structural features to link the property with its period of significance. Specifically, integrity of façade arrangement and fenestration is important. Additions are acceptable if they are on secondary elevations and are subordinate in size, scale, and massing to the original building. Common alterations to residences include the addition of synthetic or metal wall cladding, enclosure of porches, replacement of porch elements or porches in their entirety, and new roof materials. On commercial buildings, integrity of façade arrangement and fenestration is important. The primary façade should have sufficient character-defining elements to retain the distinct separation of upper floors from the ground floor. Individual window openings do not have to be extant as long sas the rhythm of the fenestration and bays is evident or the recession of the window opening has been maintained. Window, door, and store front infill or replacement should not destroy or obscure original openings. These types of alterations must be judged in accordance with the architectural style and impact on character-defining features to determine if the property retains sufficient integrity to contribute to the district. Alterations to primary facades pf simple small buildings should be minimal and should not significantly impact the original appearance of the building. In addition to the above requirements, building that are part of a larger grouping may also be eligible under Criterion C as contributing elements to a district as representative examples of a specific style of architecture and of its property type. In both instances, integrity of design, materials, and workmanship associated with i:s period of significance is necessary.

To be eligible under Criterion A, building complexes, such as agricultural farmsteads, must retain enough components to convey their historic function. For instance, a farmstead that retains only a dwelling and two storage/ garage outbuildings would no longer convey its original agricultural function and would not be register eligible. Likewise, a complex that historically specialized in dairy production that no longer retains its dairy barns, would no longer be register eligible. However, because historic agricultural buildings are becoming increasingly rare in Cottleville, individual farm buildings or an abridged complex may be eligible for the register under Criterion C as rare surviving examples of a historic property type.

FINDINGS

Currently, there are no properties listed in either a local district or on the national register. Based upon the analysis of data described above, L&A assigned the properties surveyed to one of three categories.

- Individually eligible for listing in the local or National Register
- Contributing to a local or National Register historic district
- Non-contributing or not eligible for listing in the local or national Register or less than 50 years of age

When mapped, these results identify a possible district at the St. Joseph Complex and individual listing of the St. John's cemetery. Due to the nature of the new construction, vacant lots and the non-contiguous boundary, a national register district was not identified. A locally designated historic district associated with the early settlement patterns of Old Town Cottleville is warranted. One site has been identified, the old Cottle Mill. Four properties have been identified for possible individual listing in the National Register and ten have been indentified for listing under a Multiple Property Submission. This survey investigated 37 properties, some are not eligible as a contributing resource in a local district due to inappropriate materials being applied or openings having been in-filled. Identification in this document provides the City with knowledge and direction for nomination criteria that affects these properties. With some retroactive measures to these resources, they may be considered contributing in the future.

Recommendations

Based on an analysis of the data collected, the consultants offer the following recommendations for nominations to the National Register of Historic Places or a local historic district or Multiple Property Submission and for future survey efforts.

Significant Individual Properties

The survey identified five resources that appear to meet criteria for individual listing in the National Register of Historic Places for their local significance. If listed, the income-producing properties will be eligible for the 20 percent federal rehabilitation tax credit and the 25 percent Missouri rehabilitation tax credit. Owner-occupied residential properties will be eligible for the 25 percent Missouri rehabilitation tax credit. These incentives can assist owners in preserving their significant properties. These addresses are:

- 5372 St. Charles Street- Rural- German Vernacular
- 5521 Oak Street- Commercial- Common Block

Significant Properties Under a Multiple Property Submission

The survey identified eleven resources that appear to meet criteria for listing in the National Register of Historic Places under a Multiple Property Submission. Some minimal impact to the historic character has occurred on some of these buildings but not enough to detract from their significance and form. Some may require slight removal of non-historic materials. f listed, the income-producing properties will be eligible for the 20 percent federal rehabilitation tax credit and the 25 percent Missouri rehabilitation tax credit. Owner-occupied residential properties will be eligible for the 25 percent Missouri rehabilitation tax credit. These incentives can assist owners in preserving their significant properties. These addresses are:

- 5314 4th Street- Residential – Hall and Parlor
- 5206 Gutermuth- Residential – Bungalow
- 5366 Main Street- Residential – Hall and Parlor
- 5540 Chestnut- Residential- I-House
- 5520 St. Charles Street- Residential- Central Passage
- 5209 4th Street- Commercial- Two-Part Commercial
- 5369 4th Street- Commercial- German Vernacular
- 5291 5th Street- Residential- I-House
- 5305 5th Street- Residential- Gable Front
- 5350 Main Street- Residential- Massed Plan
- 5525 Oak Street- Residential- German Vernacular
- 5337 4th Street- Residential- Late Victorian
- 5212 4th Street- Residential- Pyramidal Square
- 5446 Chestnut- Former School

Potential Historic Districts

The survey identified one grouping of religious buildings that retain their historical/architectural integrity and that meet at least one of the four National Register Criteria. As a complex, it contains one associated cemetery, parish building, church, school and ancillary buildings for a total of seven buildings. Three of the seven buildings are less than 50 years old but may be added in the future as contributing buildings to the development of St. Joseph Parish and school. The cemetery should be listed as a part of the district. The addresses for the district are:

- 1355 Motherhead Road
- 1359 Motherhead Road

Local Historic District-

Implementing a local historic district program associated with the early settlement patterns of "Old Town Cottleville" is the best protection that can be devised for the cultural resources of the Cottleville community. The local program determines what is important to the community, independent of National Register of Historic Places eligibility; and determines the extent and stringency of the protection to be given by means of landmark and district ordinances and design review guidelines. The City of Cottleville amended it zoning ordinance in November of 2007 to include the creation of the Old Town Historic District which is defined as the area within the City as depicted in Exhibit 1 to Ordinance No. 535 which is on file in the City offices. The purpose of the district is to preserve the integrity of Old Town Cottleville and to provide for development consistent with preserving the Old Town image and environment. The Old Town Historic District Commission (OTHDC) was created under Section 405.105 to authoritatively recommend any real property or structure within the City limits of Cottleville be designated as a registered historical contributing resource or Landmarks or historic districts by the Board of Alderman upon application and pursuant to Application Designation per Section 405.106 and Section 405.107. The OTHDC also shall consider all completed Certificate Appropriateness for buildings within the district that will affect the exterior of the structure or site appearance, demolition, or new construction. In considering an application for a certificate of appropriateness, the Commission will be guided by the development plan and guidelines for the Historic District, the Secretary of Interior's Standards and any design criteria or guidelines in the ordinance designating the Historic District.

Additional Recommendations

Cemetery Resources-

The St. Johns cemetery located at 1382 Motherhead Road includes the graves of many early settlers. It is owned by St. Johns United Church of Christ . The cemetery should be surveyed to inventory individuals buried there and the condition of burial markers. A cemetery can be listed in the National Register only "if it derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features or from associations with historic events." Because the cemetery is one of two of the early settlement cemeteries in Cottleville and contains the graves of leading early residents, it should qualify for listing in the National Register if it retains its historic integrity.

Rural Resources-

At least two farms were identified within the Old Town Cottleville boundary or within close proximity. The rural resources of Cottleville are few and far between and should be surveyed, documented and evaluated for register eligibility. One of the two farms has been included in the properties eligible under the MPS due to its German Vernacular house on the property and the location. The address of the other identified farm is 5279 Highway N.

Site Resources-

The site of the Cottle Grist Mill along Dardenne Creek contains architectural ruins of the structure. An archaeological survey of this area is warranted and would provide a historical documentation of the crucial part of Cottleville's early settlement history.

Multiple Property Submission

One vehicle to facilitate future nominations is a National Register Multiple Property Submission (MPS). An MPS addresses the range of historic resources found citywide, describing property types and integrity requirements for register listings. Subsequent individual or district nominations need only provide the physical description and history of the resource (s) being nominated and refer to the MPS for the context. This makes the nomination process significantly easier, quicker, and more cost-effective. With a MPS in place, property owners or the City can initiate nominations that require significantly less time and effort to prepare. The extensive context and description of property types included in this survey report will facilitate the preparation of an MPS.

Benefits of Register Listing

Commitment to preservation can be the single most effective act of fiscal responsibility governmental entities can undertake. Decisions regarding Cottleville's existing built environment require both short-term and long-term fiscal accountability. In particular, conservation of buildings, neighborhoods, and sites of historic value is one of the best tools for recovering the worth of past investments while fueling a new economic force. The most successful revitalization efforts, in both large and small communities, use rehabilitation as the core of their revitalization strategies.

The State of Missouri and the federal government recognize the role rehabilitation of historic buildings can play in strengthening the local economy. To encourage sustainable neighborhoods and communities as well as to encourage preservation of important cultural resources, they provide incentives to encourage rehabilitation of historic buildings. Investment tax credits for rehabilitation of historic buildings are available from both of these governmental entities. Eligible properties must be listed on the National Register of Historic Places.

The 20 percent Federal Rehabilitation Tax Credit applies to owners and some renters of income producing National Register properties. The law also permits deprecation of such improvements over 27.5 years for a rental residential property and over 31.5 years for a nonresidential property. The rehabilitated building must be subject to depreciation.

Income producing and private residential properties listed in the National Register are eligible for a 25 percent Missouri Rehabilitation Tax Credit unless owned by a not-for-profit. When used together, the federal and state tax credits can be beneficial in recapturing many of the eligible rehabilitation costs in tax credits. The state tax credits can be sold, and while federal tax credits cannot be sold directly, a project can involve an equity partner, such as a bank, who participates in the project by contributing funds toward the rehabilitation in exchange for some or all of the tax credits.

To qualify for the tax credits, the rehabilitation work must comply with the *Secretary of the Interior's Standards for Rehabilitation*. The Standards are designed to accommodate changes that will allow older buildings to function in the twenty-first century without sacrificing their historic character. The common sense guidelines address new construction (such as additions) as well as rehabilitation.

These incentive programs are part of a larger pool of federal, state, and local government preservation programs aimed at the identification, evaluation, and protection of historic resources. Cultural resource survey is an important first step in the identification and evaluation of cultural resources and the integration of protection and incentive programs into community planning efforts. The Cottleville Survey identified a number of properties worthy of preservation and eligible for listing in the National Register of Historic Places either individually or as contributing elements to a local historic district.

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Appendix A-