



# Preservation Matters in Independence

*A Publication by the Independence Historic Preservation Division  
Community Development Department*

*111 East Maple Avenue, Independence, MO 64050*

*Also available at: <http://www.independencemo.org/comdev/HistoricPreservation.aspx>*

**PLEASE PASS THIS ALONG TO A FRIEND OR REMEMBER TO RECYCLE** 

*Summer 2009*

## **State Historic Preservation Tax Credits Saved**

Since its inception in 1998 the Missouri Historic Tax Credit Program has provided millions of dollars in incentives to both commercial and residential property owners for the rehabilitation of historic buildings. This spring, much political debate has taken place concerning the effectiveness of the program and whether it should be curtailed or even eliminated altogether.

In May 2009, the Missouri Legislature, concerned about growing abuses of all state tax credit programs, approved the following revisions to the existing Historic Tax Credit Program:

**\* A \$140 million annual cap on all large projects.** These credits will be awarded on a first-come, first-served basis. Note: This goes into effect mid-fiscal

year, so for the first period \$70 million will be available, then after six months the program reverts to a 12-month fiscal year, with \$140 million in credits for each year.

**\* A small projects exemption for developments that will receive under \$275,000 in credits.** Although projects this size and under have in the past made up a relatively small percentage of the dollar amount of credits awarded (about 13% in fiscal year 2008), they represent a high percentage of the number of projects completed (about 76% in the 2008 fiscal year.)

**\* A per-project cap for work on owner-occupied residences of \$250,000 in credits.**

**\* An effective date of January 1, 2010.**

To put all these numbers into perspective, in fiscal year 2008, just more than \$161 million was issued in credits, and of those projects, about 75% of the total number used under \$250,000 in

credits, for a dollar total of just over \$20 million. As such, if these revisions were in place in 2008, all but \$1 million in requested credits would have been authorized.

While the preservation community is pleased to see the credits retained, it remains to be seen how these changes may affect overall building restoration/rehabilitation efforts throughout the state.

For more information, contact Missouri Preservation, a not-for-profit preservation advocacy group, at (573)443-5946. Learn more about tax credits at the upcoming 2009 Missouri Preservation Conference hosted November 4-6 by the City of Independence.



*Patriot Place Apartments was saved with the aid of Missouri Historic Tax Credits.*



**Save the Date!**  
**Missouri Preservation**  
**Conference to be held**  
**in Independence in**  
**November 2009**

This year the Statewide Historic Preservation Conference will be held in Independence. The annual conference includes education sessions, tours, and a reception for preservation professionals, not-for-profit agencies, developers, advocates, and historic property owners.

Education sessions will be held at the Truman Memorial Building beginning with an all-day tax credit session on Wednesday, November 4.

On average, the annual conference has over 225 participants from around the state. The City is proud to co-sponsor this conference and relishes the opportunity to highlight Independence's vast array of heritage sites and diverse history.

For more information, go to: <http://www.preservemo.org/index.html> or call Wendy Shay, Independence Preservation Division at (816)325-7419.

## Truman Home Temporarily Closed

The Truman Home National Historic Site will be closed for public tours beginning Monday, August 3. The closure is anticipated through the spring of 2010.

The closing will facilitate the installation of a new heating, ventilation, and cooling (HVAC) unit as well as fire suppression systems. Plaster walls and ceilings will also be repaired and stabilized. Currently, wallpaper is being removed from the dining room and an upstairs bedroom to accommodate cleaning and repairing. It will be re-installed at the end of the project.

The entire construction and conservation project is part of the National Park Service (NPS) Centennial Initiative, introduced in May 2007 by the Secretary of the Interior. The initiative is a nine-year plan to improve facilities and services within the NPS in celebration of the 100<sup>th</sup> anniversary of the agency in 2016. One of the main goals of this initiative is stewardship of natural and cultural resources in our national parks, including rehabilitation, restoration, and maintenance of treasured cultural

resources such as the Truman Home.

The Harry S Truman National Historic Site Visitor Center, located at 223 N. Main Street, will remain open during the entire construction period. There, visitors can view an orientation film about Harry Truman and his life in Independence; see exhibits featuring Truman family treasures; and view photos of the Truman Home interior and on-going conservation work. NPS staff will be available to answer questions.

Walking tours of the Harry S Truman National Historic Landmark District will be offered on selected days. Please inquire at the information desk at (816)254-9929 about other activities that may be available or go to the park Web site at [www.nps.gov/hstr](http://www.nps.gov/hstr). The visitor center is open daily from 8:30 a.m. to 5 p.m.



*Harry S Truman Home National Historic Site, located at 219 North Delaware, closed for repairs until spring 2010.*