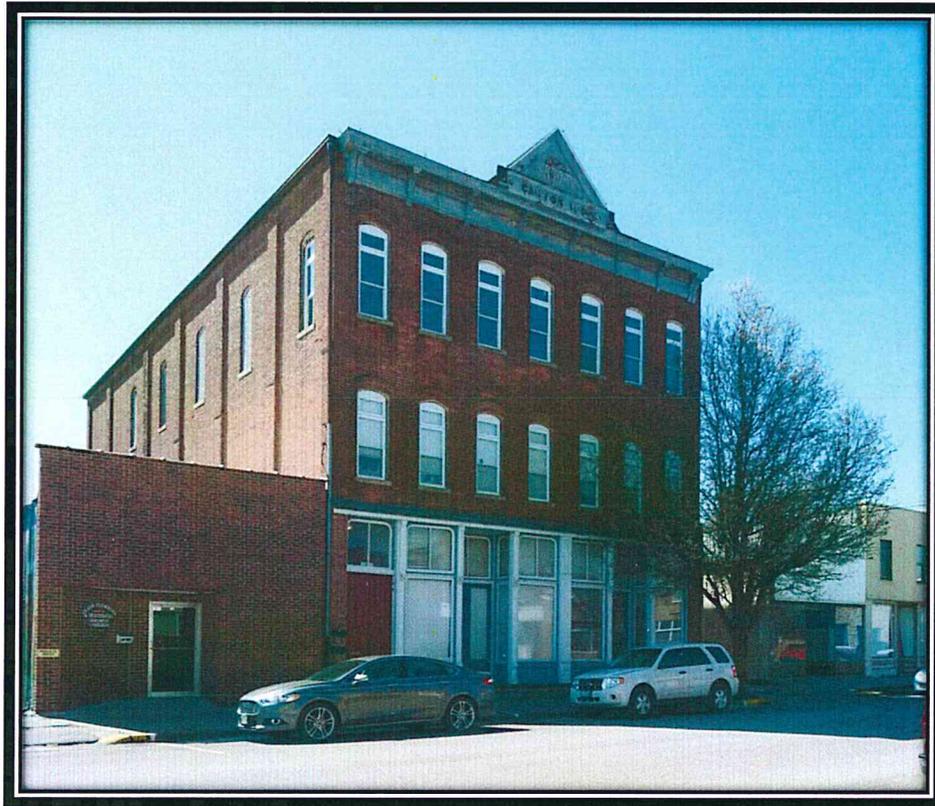


# Canton, Lewis County, Missouri

## Site Visit Report and Recommendations



Compiled by:

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April 7, 2016

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# INTRODUCTION

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At the request of the City of Canton, Michelle Diedriech and Rebecca Rost of the Missouri State Historic Preservation Office (SHPO) visited Canton, Lewis County, on March 25, 2016 to provide a preliminary assessment of historic resources in the community. This report is based upon observations made during the visit and provides guidance on various preservation activities that may benefit the community. The comments and recommendations provided in this report are based primarily on visual assessment and not on historic research or established historic contexts. Staff opinions on eligibility for districts and individual properties do not guarantee that those properties will be listed in or excluded from listing in the National Register of Historic Places.

This report is not a comprehensive set of recommendations; it is limited by the brevity of the site visit and limits of SHPO staff time and resources. Emphasis is also placed on the programs and services of the SHPO that might serve the community. Other state and federal agencies may also offer services beneficial to the town and citizens of the City of Canton.

Recommendations were compiled by:

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## **A Guide to this Report**

*The first half of this report provides a guide to SHPO services. A brief introduction is provided for all SHPO programs followed by a more detailed account of select programs that may benefit the community based upon the needs expressed during the site visit. The second half of this report is specific to the community and includes recommendations for preservation activities.*

# STATE HISTORIC PRESERVATION OFFICE

## PROGRAMS AND CONTACTS

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The State Historic Preservation Office is the agency in each state authorized to carry out the responsibilities of the National Historic Preservation Act of 1966, as amended. Missouri's preservation office is located in the Missouri Department of Natural Resources. The department director is also the State Historic Preservation Officer (SHPO).

Many Missourians were interested in historic preservation long before the establishment of the State Historic Preservation Office, but it was not until the enactment of the 1966 Act that provided federal grant funding that the state became actively involved in a program to identify, evaluate, register, and protect the broad range of cultural resources representing Missouri's history and development.

Established in 1968, the State Historic Preservation Office today administers a variety of state and federal preservation programs and provides diverse services to an ever-expanding preservation community. We welcome you to that community and invite you to share your needs and ideas with us.

### **National Register and Survey Program**

The National Register and Survey Program assist communities with their historic preservation goals via architectural survey and the National Register of Historic Places. Architectural surveys record the built environment. Information obtained from surveys form the basis for developing strategies for long-term protection, including laying the ground work for National Register nominations. The National Register of Historic Places is the federal honor roll of buildings, sites, structures, objects, and districts important in American history, architecture, archaeology, engineering, or culture.

Program staff members provide technical assistance, training, site evaluation, and reviews of survey material, National Register nominations, and eligibility assessments.

Contact:

- Michelle Diedriech (573) 526-1680 or [michelle.diedriech@dnr.mo.gov](mailto:michelle.diedriech@dnr.mo.gov)
- Rachel Barnhart (573) 522-2473 or [rachel.barnhart@dnr.mo.gov](mailto:rachel.barnhart@dnr.mo.gov)

## Review and Compliance

Section 106 of the National Historic Preservation Act directs federal agencies and their designees to consider the impact of their undertakings on cultural resources. The SHPO reviews federally funded, licensed, or assisted projects and comments on the National Register eligibility of affected cultural resources. Where significant cultural resources are affected, the program also reviews the projects to evaluate their impact and to recommend alternatives where necessary to protect the resources.

Contact:

- Judith Deel (573) 751-7862 or [judith.deel@dnr.mo.gov](mailto:judith.deel@dnr.mo.gov)
- Amanda Burke (573) 522-4641 or [amanda.burke@dnr.mo.gov](mailto:amanda.burke@dnr.mo.gov)

## Cultural Resource Records

Over 100,000 Missouri resources of historic, architectural, archaeological, or engineering significance have been identified, and information on these cultural resources is housed in the Missouri Cultural Resource Records section of the SHPO. These records are useful to state and federal agencies, local governments, private organizations, and individuals involved in planning for the preservation of the state's significant cultural resources. Appointments to view these records can be made during normal business hours. Please call in advance to ensure that staff assistance is available. Records are located at 1101 Riverside Drive, Jefferson City, MO.

Contact:

- Heather Gibb (573) 751-4589 or [heather.gibb@dnr.mo.gov](mailto:heather.gibb@dnr.mo.gov)

## Certified Local Government

The National Historic Preservation Act was amended in 1980 to expand the state-federal partnership to the local level through the establishment of a Certified Local Government (CLG) program. Missouri local governments must enact preservation legislation and establish preservation commissions to achieve CLG status. Once certified, CLGs are eligible for an earmarked pool of federal grant funds and special assistance is provided by program staff.

Contact:

- Rebecca Rost (573) 751-7958 or [rebecca.rost@dnr.mo.gov](mailto:rebecca.rost@dnr.mo.gov)
- Mary Sayers (573) 522-5632 or [mary.sayers@dnr.mo.gov](mailto:mary.sayers@dnr.mo.gov)

## Rehabilitation Tax Incentives and Technical Assistance

Since 1976, federal tax law has provided tax incentives for historic preservation. A 20% investment tax credit is currently available for the approved rehabilitation of certified historic structures for income-producing use. A 25% state rehabilitation credit is now available for the rehabilitation of income-producing or residential properties. The SHPO works actively with property owners, developers, and architects to promote the incentives and provide advice on appropriate rehabilitation. Program staff review applications for tax certification and make recommendations for approval.

### Contact:

- Lance Carlson (573) 751-7859 or [lance.carlson@dnr.mo.gov](mailto:lance.carlson@dnr.mo.gov)
- Rebecca Ward (573) 526-4241 or [rebecca.ward@dnr.mo.gov](mailto:rebecca.ward@dnr.mo.gov)
- Thom Kuntzman (573) 751-7861 or [thom.kuntzman@dnr.mo.gov](mailto:thom.kuntzman@dnr.mo.gov)

## Archaeological Assistance

The SHPO also provides archaeological assistance for archaeological site forms and the administration of the Missouri Unmarked Human Burials Act and the Abandoned Shipwrecks Act.

### Contact:

- Judith Deel (573) 751-7862 or [judith.deel@dnr.mo.gov](mailto:judith.deel@dnr.mo.gov)
- Heather Gibb (573) 751-4589 or [heather.gibb@dnr.mo.gov](mailto:heather.gibb@dnr.mo.gov)

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*Contact information reflects current staff at the time this report was written. Please call the SHPO's main line at 573-751-7858 for the most up-to-date list of staff contacts.*

# Historic Survey and Registration Program

Staff with the Historic Survey and Registration Program coordinate architectural survey efforts and facilitate nominations to the National Register of Historic Places.

## Architectural Survey

Architectural surveys provide an inventory of the built environment by systematically documenting intact structures by location or theme. They record construction dates, note architectural details, identify styles or types, note alterations, assess current conditions, and provide brief histories of properties. Reflecting the time they are conducted, surveys provide a “snapshot” of a given area and are often the first step in preservation projects. In essence, you have to know what there is to preserve before you can preserve it.

Architectural surveys are tailored to fit the needs of a project. Commercial buildings, residences, military facilities, cemeteries and rural landscapes are all examples of the type of resources that architectural surveys document. These surveys can be all-inclusive or narrowed to a specific theme. They can be utilized in large cities, sparsely populated areas, or even a single site such as a rural farmhouse and its associated outbuildings.

For these reasons, architectural surveys are useful in community development and planning projects. If a city is aware of its historic resources, it is better equipped to plan sympathetically around those resources whose preservation might produce both economic and environmental benefits.

## **Types and Levels of Architectural Surveys**

There are two primary levels of architectural survey: reconnaissance and intensive. Reconnaissance level surveys collect fundamental information derived from fieldwork, such as an architectural description of a building, its construction date, and current condition. They are often utilized to record large areas that lack previous research. Reconnaissance surveys, sometimes referred to as “windshield surveys,” provide a catalog of properties, which can be useful in planning projects. They are also used to identify individual or concentrations of historic resources that are worthy of further study.

An intensive level survey records the same information as a reconnaissance level survey, but places more emphasis on research. The history of each property is provided on an inventory form, and the historic context and development of the survey area is considered in a survey report. Among the benefits of contributing to our knowledge of the past, intensive level surveys can provide the basis for nominations to the National Register of Historic Places.

In addition to recording information in a specific locality, architectural surveys can be used to explore broader contexts. Thematic surveys identify resources that are part of a pattern or theme. For example a thematic survey could be organized to record railroad properties in Kansas City, Tudor architecture in Cole County, or a statewide survey of pre-1960s barns and farmsteads.

## Survey Methodology

Survey methodology varies depending on the level of survey. At a minimum, an architectural survey will consist of inventory forms, photos, and a map. Generally, the survey process is initiated via a research design, fieldwork, and research; the results are compiled in a survey report.

A research design states the objectives of the survey (identifying National Register eligible properties, for example) and serves as a preliminary outline of the project. It provides a project timeline, sources of research, and considers potential problems that may occur while conducting the survey (vegetation obscuring properties in photographs, time or budget constraints, etc.). Fieldwork involves the physical collection of data. A field or inventory form is completed and photos are taken of each surveyed resource. Their location is noted on a map that includes the survey boundary.

Research may come before, after, or during fieldwork and would include examination of individual properties and the survey location as a whole. Sanborn maps, plat maps, tax records, county histories, local citizens, local libraries and museums are all examples of resources commonly utilized in survey work. Finally, the survey report discusses the results of the project. Sections of a survey report include methodology, geographic description of the project area and the architectural styles and types present in the survey boundary. If it is an intensive level survey the report will also include a discussion of the various historic contexts that may have been discovered during the survey project. For example, research may reveal a neighborhood's development was the result of social or political factors such as racial segregation, or advances in transportation such as the construction of a streetcar line. Regardless of the level of the survey, the survey report will conclude with a results and a recommendations section. This would include identifying National Register eligible properties and recommendations for future research.

## Professional Surveys

Any neighborhood or community can create a working inventory of their buildings. However, surveys can also be completed by professionals who are often hired to conduct in-depth surveys. The SHPO helps fund such surveys in eligible communities via grants to Certified Local Governments. Professional surveys follow all steps of survey methodology and are completed by those who meet qualifications outlined in 36CFR61, appendix A. For a survey to be considered professional, it must meet the SHPO's *Standards for Professional Architectural and Historic Surveys*. For more information on Architectural Survey please visit the SHPO website at <http://www.dnr.mo.gov/shpo/archisurvey.htm>.

## **The National Register of Historic Places**

The State Historic Preservation Office (SHPO) is the agency in each state authorized to carry out the responsibilities of the National Historic Preservation Act of 1966, as amended. The National Register of Historic Places is a key part of the Act. It is the official federal list of buildings, sites, objects and districts that have significance in American prehistory, history, or culture. Listing in, or eligibility for listing in, the National Register is often a prerequisite for participating in the programs and services of the SHPO.

To be eligible for listing in the National Register of Historic Places, a property must have two things: significance and integrity (authentic architectural character). The National Register Criteria for evaluating significance are designed to recognize events and people of importance at the local, state, and national level. The criteria are broad and divided into four general categories outlined below:

- **Criterion A** (Event): Association with events that have made a significant contribution to the broad patterns of our history; or
- **Criterion B** (Person): Association with the lives of significant persons in or past; or
- **Criterion C** (Architecture/Engineering): Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- **Criterion D** (Archaeology): Properties that have yielded, or may be likely to yield, information important in history or prehistory.

Integrity is authentic historic character and/or the ability of a property to convey its significance. The National Register outlines seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association. All seven aspects of integrity are not weighed equally. Integrity must be evaluated with an understanding of why and when a property may have been significant.

### **Results of Listing**

Listing a property on the National Register has several outcomes. The National Register recognizes the property's significance to the nation, state, or community. Listing, or eligibility for listing, also causes the Federal Government to consider the effects of its actions on a property when planning federal or federally assisted projects. In addition, listing on the National Register makes the property owner(s) eligible, in some instances, to apply for federal tax credits for qualified rehabilitation work. Be aware however, that listing on the National Register does not guarantee the preservation of the property. National Register listing does not affect a property owner's rights. Under federal law, owners of private property listed in the National Register are free to maintain, manage, or dispose of their property as they choose, provided that there is no federal funding or permitting involved. To learn more about the National Register program, please visit: <http://dnr.mo.gov/shpo/national.htm>.

## **The National Register Nomination Process**

To be listed in the National Register of Historic Places, a property must first meet the National Register Criteria of eligibility (see above) and then be nominated for listing. National Register nominations are scholarly documents that include a form, a narrative describing the physical features of the nominated property, and a statement of significance that discusses the history of the property and why it is important to American history and culture. Nominations also include current archival-quality photographs of the nominated property. National Register nominations are generally sponsored by property owner(s), local governments, or by preservation/economic development organizations. Though anyone can write a nomination, many contract with a historian or preservation consultant to complete the nomination forms for a cost (typically several thousand dollars). The Department of Natural Resources maintains a list of consultants that can be accessed via the SHPO's website: <http://dnr.mo.gov/shpo/profqualifications.htm>.

National Register of Historic Places nominations are then submitted to the Missouri State Historic Preservation Office (SHPO). SHPO staff members review the nominations and work with preparers and property owners to ensure the documentation meets the standards set by the program. Substantially complete nominations are then submitted for review by the Missouri Advisory Council on Historic Preservation at one of their quarterly meetings. If the council agrees that the property is eligible for listing and that the documentation is adequate, the nomination is forwarded to the Keeper of the National Register at the National Park Service in Washington D.C. Because of the many steps in this review process and federally mandated owner and elected official notifications, listing a property on the National Register generally takes 6 months to 1 year.

To learn more about the submission process, please visit: <http://dnr.mo.gov/shpo/nominationdeadlines.htm#complete>

The Missouri SHPO also offers a guide to the National Register Process, which can be found here: <http://dnr.mo.gov/shpo/docs/National%20Register%20Guide%202014.pdf>

## **Eligibility Assessments**

Before a nomination to the National Register is submitted, the SHPO highly recommends an eligibility assessment be completed first (generally single-site nominations or rural districts). Eligibility assessments are comprised of a form that includes basic information about the property and current photos. This information is then mailed to the SHPO. Once received, staff reviews the materials and comments on the eligibility of a property based upon the information provided. This process allows a preliminary assessment of a property so that the SHPO can provide eligibility guidance before a preparer commences a nomination.

Since staff make determinations based on the submitted form and photos, it is important to provide a clear representation of the property. Photographs should include all sides of the property (and some interior views) and its unique features, such as intricate trim or woodwork, staircases, fireplaces or exterior landscaping and outbuildings. If there are outbuildings (garages, sheds, etc.) a sketch of the layout is useful to determine the spatial relationship between the primary property

and the associated secondary resources. In more densely populated areas, photos of the properties down and across the street are useful to determine if the property could be part of a potential district. Blank eligibility assessment forms and instructions can be downloaded from the SHPO website at: <http://dnr.mo.gov/shpo/eligassess.htm>. If you are unable to download forms, you can also e-mail your name and mailing address to [moshpo@dnr.mo.gov](mailto:moshpo@dnr.mo.gov) or contact the State Historic Preservation Office at (573) 751-7858 to request forms and instructions that can be mailed to you. Use the form to provide as much information as possible on the property and its historic significance.

Staff assessments are based on National Register of Historic Places Criteria for eligibility. A property must retain most or all of its historic physical characteristics in order to be eligible for National Register listing. Information on the National Register standards is available by visiting the National Register of Historic Places website at: <http://www.nps.gov/history/nr/>.

Once the eligibility assessment is received, SHPO staff will respond with a written opinion as to photographs should be sent to: State Historic Preservation Office, Department of Natural Resources, P.O. Box 176, Jefferson City, MO 65102-0176.

For questions about architectural survey, the National Register, or eligibility assessments please contact:

- Rachel Barnhart (573) 522-2473 or [rachel.barnhart@dnr.mo.gov](mailto:rachel.barnhart@dnr.mo.gov)
- Michelle Diedrich (573) 526-1680 or [michelle.diedrich@dnr.mo.gov](mailto:michelle.diedrich@dnr.mo.gov)

## Certified Local Government Program

Since 1985, hundreds of communities across the nation have acted to preserve their historic resources. A major source of support and guidance has been the Certified Local Government (CLG) program, administered by each State Historic Preservation Office with funds from the National Park Service. Established by the 1980 amendments to the National Historic Preservation Act (Section 101(c)(1)), the Certified Local Government Program is designed to connect the enthusiasm and vitality represented by citizens who care deeply about the historic properties in their own communities with the national historic preservation programs administered by the State Historic Preservation Offices and the National Park Service. In Missouri, the program is administered by the State Historic Preservation Office (SHPO) located within the Missouri Department of Natural Resources.

### Benefits

The benefits to local governments from participating in the CLG program are numerous. While CLG grants generally represent a relatively small amount of funds, they have often been used as seed money to attract funding from the local government or other sources. Also, in many cases, the products generated by CLG grants have provided credibility to a fledgling local historic preservation program. Beyond being just a source of funds, the CLG Program has helped institutionalize historic preservation and give it legitimacy as a function of local government. Often it is local government staff, such as employees of local planning offices, who work with the CLG program. Thus the program has helped forge critical connections between historic preservation and land-use planning. Similarly, the CLG program has led to increased cooperation between local preservationists and the State Historic Preservation Office, and resulted in a strengthened statewide preservation network.

### Certified Local Government Grants

Local governments that participate in the program are eligible to apply to their SHPO for grants representing a minimum of ten percent of the federal funds allocated to their State. These grants permit funding for local preservation projects such as preservation plans, architectural surveys, public education activities, and National Register nominations.

Each year, innovative programs focused on conservation and education continues to be developed. From archaeological investigations of Native American sites to community-broadcast videos on building rehabilitation, creative projects have served to collect, analyze, and share information about historic resources, as well as plan for future preservation activities. These grants and the CLG program provide an opportunity for citizens, through their local government, to participate directly in the work of preserving America's heritage, in addition to producing hundreds of preservation plans, resource surveys, and the like annually.

### Becoming a Certified Local Government

The minimum requirements for consideration for participation in the Missouri Certified Local Government Program are as follows: adopt a local historic preservation ordinance that provides for

the designation of historic landmarks and districts and that requires review of projects affecting historic landmarks and districts; establish an historic preservation commission with no less than five members, all of whom have an interest, competence or knowledge of historic preservation; establish and maintain a system for ongoing survey and inventory of historic and prehistoric cultural resources; provide for public participation in the local preservation program by outreach and educational activities; and satisfactorily perform the responsibilities delegated to the local government by the State Historic Preservation Office (SHPO).

Once a community is established as a CLG it is required to send minutes of all commission meetings to the SHPO and to prepare and submit an annual report summarizing the commission's activities. Every four years, an on-site evaluation of the CLG is conducted by the SHPO to review the effectiveness of the local program. Commissioners and staff are required to attend one training session or conference each year. The SHPO, in turn, is required to arrange training tailored to the needs of individual commissions. The mayor and the commission review all nominations of properties and districts within the city to the National Register of Historic Places, and submit separate letters of opinion on the eligibility to the SHPO.

The SHPO recommends the community considers becoming a Certified Local Government. For more information on the Certified Local Government Program, please visit <http://www.dnr.mo.gov/shpo/certifie.htm> or contact:

- Rebecca Rost (573) 751-7958 or [rebecca.rost@dnr.mo.gov](mailto:rebecca.rost@dnr.mo.gov)
- Mary Sayers (573) 522-5632 or [mary.sayers@dnr.mo.gov](mailto:mary.sayers@dnr.mo.gov)

## Financial Incentives for Historic Preservation through the State Historic Preservation Office

The SHPO administers or assists in the administration of three financial incentives for rehabilitation: Historic Preservation Fund grants, and the State and Federal rehabilitation tax credit programs.

### Historic Preservation Fund Grants

Funds for Historic Preservation Fund (HPF) grants are limited in Missouri and are generally only granted to Missouri communities participating in the Certified Local Government (CLG) program. Certified Local Governments are communities or counties that have committed to preservation by enacting local preservation ordinances and establishing local preservation commissions. Additional information on the CLG program can be found on the SHPO website: <http://www.dnr.mo.gov/shpo>, or by contacting Rebecca Rost (573-751-7958). Grants total approximately \$65,000 to \$70,000 annually and are given in small amounts (\$3,000 to \$15,000) as seed money for preservation planning. Projects generally include historic/architectural survey, National Register of Historic Places nominations, feasibility studies for historic buildings, or training and publication projects.

### State and Federal Rehabilitation Tax Credits

The State and Federal rehabilitation tax credit programs benefit owners of privately owned properties listed in the National Register. Owners of properties listed in the National Register may be eligible for these credits. Federal law provides an investment tax credit equal to 20 percent of approved costs for qualified rehabilitation of certain historic buildings for income-producing use. The federal credits are administered by the State Historic Preservation Office in the Missouri Department of Natural Resources and the National Park Service. The National Park Service has additional information on their website: <http://www.nps.gov/tps/tax-incentives/before-you-apply.htm>.

Missouri law provides an investment tax credit equal to 25 percent of approved costs associated with qualified rehabilitation made after Jan. 1, 1998. Homeowners as well as commercial developers can qualify for the state credit. The state credits are administered by the Community Development Division in the Missouri Department of Economic Development. The State Historic Preservation Office is responsible for reviewing and approving rehabilitation work for the state credits. Additional information for the state tax credit can be found here: <https://ded.mo.gov/upload/histprestaxcr.pdf>.

The federal and state credits can be used in combination for the rehabilitation of commercial or income-producing properties. Rehabilitation of non-income producing residential properties qualifies for the state credits only.

## What is a Tax Credit?

A tax credit lowers the tax owed. A tax credit differs from a tax deduction in that income tax deduction lowers the amount of income subject to taxation while a dollar of tax credits reduces the income tax owed by one dollar.

## What Buildings Qualify?

To be eligible for the state or federal credits, a building must be "historic." To qualify as "historic" a building must either:

- Be listed individually in the National Register of Historic Places, or
- Be a contributing building in a historic district that is listed in the National Register of Historic Places, or
- Be a contributing element of a Local Historic District that has been certified by U.S. Department of the Interior as substantially meeting National Register criteria.

The federal credits are limited to income-producing, depreciable property only. The property may be either commercial or residential rental property. A taxpayer's personal residence would not qualify for the federal credit.

The state credits also apply to income-producing property including either commercial or residential rental property. Additionally, a taxpayer's personal residence can qualify for the state credit if the property is historic and if the minimum investment threshold is met.

## What are the Minimum Investment Requirements?

The rehabilitation must be "substantial," meaning that a minimum amount must be invested during the rehab. The threshold requirement for the federal program is \$5,000 or the adjusted basis of the property, whichever is larger, within a 24-month period defined by the applicant. For the state credits, the threshold requirement is 50 percent of the basis, within the project period defined by the applicant.

Note that the federal credits use the "adjusted basis" while the state credits use the "basis" for determining if the threshold has been met. "Basis" is the cost, or fair market value, of the property at the time of acquisition, or as otherwise defined in the U.S. Internal Revenue Code. The "adjusted basis" of a building is essentially the current book value of the building. It is determined by taking the purchase price of the building and subtracting the value of the land (which does not depreciate). Any previously claimed depreciation is subtracted from this figure and the value of any improvements made up to the beginning of the 24-month test period defined by the applicant is added to the figure.

Applicants considering the federal tax credits should consult a qualified tax professional for information on determining the basis of a property and the 24-month test period for meeting the threshold. For a taxpayer seeking both federal and state credits, it is possible that the project might meet one but not the other of the threshold requirements.

## What Rehabilitation Work Qualifies for the Credits?

Qualified work for the federal credits includes costs associated with work undertaken on the historic building, as well as architectural and engineering fees, legal expenses, development fees, and other construction-related costs, if such costs are added to the basis of the property and are determined to be reasonable and related to the services performed.

For the state credits, total costs incurred on rehabilitation shall include but not be limited to qualified rehabilitation expenditures as defined under section 47(c)(2)(A) of the Internal Revenue Code of 1986, as amended.

Acquisition costs, furnishing costs, new additions that expand the building, new building construction, parking lots, sidewalks, and landscaping are not allowed under the federal and state programs.

For more information on historic tax credits, please visit: <http://dnr.mo.gov/shpo/TaxCrds.htm> or contact:

- Lance Carlson (573) 751-7859 or [lance.carlson@dnr.mo.gov](mailto:lance.carlson@dnr.mo.gov)
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- Thom Kuntzman (573) 751-7861 or [thom.kuntzman@dnr.mo.gov](mailto:thom.kuntzman@dnr.mo.gov)

## What are the Standards for Rehabilitation?

In order to qualify for the federal or state credits, the rehabilitation project must follow the Secretary of the Interior's Standards for Rehabilitation. The same standards are followed for both the state and federal programs. A rehabilitation project approved by the National Park Service as meeting the Secretary of the Interior's Standards will be approved at the state level.

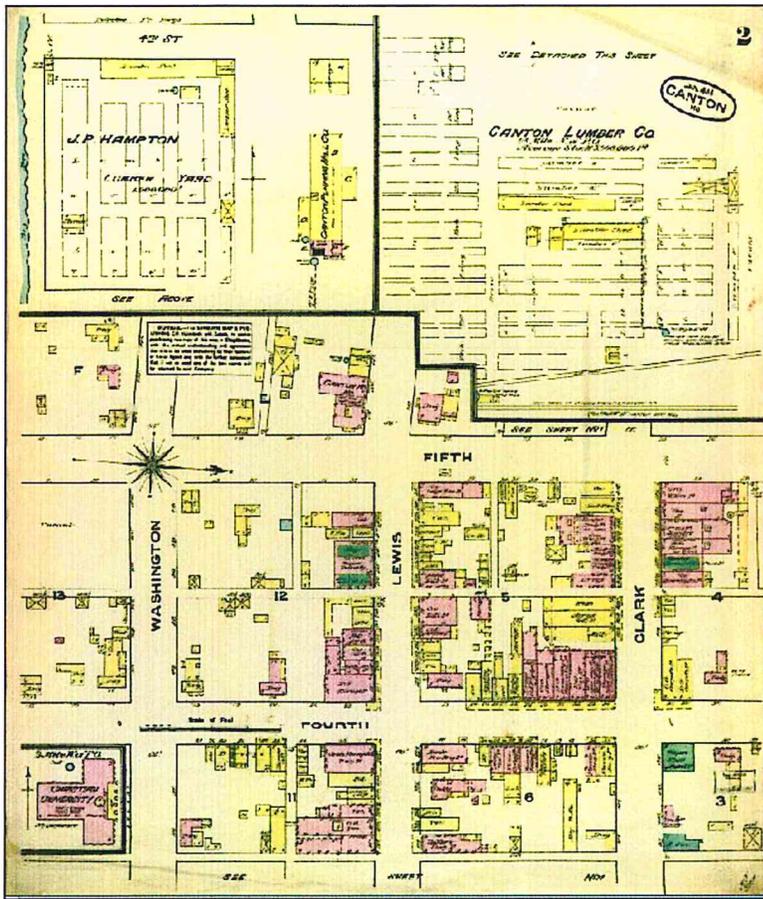
State Historic Preservation Office  
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573-751-7858  
<http://www.dnr.mo.gov/shpo/TaxCrds.htm>

Community Development Division  
Missouri Department of Economic  
Development

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[www.ded.mo.gov](http://www.ded.mo.gov)

## Canton: Summary of Early History



1884 Sanborn Map

Founded in 1830, Canton is the oldest city in Lewis County and is the home of Culver Stockton College (1853).<sup>1</sup> Canton is by all means a river town, with commerce historically supported by the Mississippi River. Canton's success as a trade center was not cemented until its more prosperous neighbor to the north, the town of Tully, was severely damaged by flood waters. After this event Canton grew substantially between 1851 and the Civil War. By 1860 Canton's population was over 2000.<sup>2</sup> The introduction of the railroad in 1871 only increased the community's viability as an important trade center in Northeast Missouri.<sup>3</sup> According to the 1887 *History of Lewis, Clark, Knox, and Scotland Counties*, Canton was "...well and substantially built, contains numerous well filled stores, many shops and small manufacturing establishments, excellent schools, and indeed all institutions which go

to make up the thriving and prospering community. The present population is believed to be more than 3,000."<sup>4</sup>

Exploring Canton's later history could reveal themes that relate to the significance of the built environment. For example Canton appears to have a number of Quonset huts. Why is this? Are they remnants of WWII-era and/or post-war industrial pursuits? Further research will likely provide insight on Canton's diversity of current building stock.

<sup>1</sup> *The WPA Guide to 1930s Missouri*, 1941. pp. 440-441

<sup>2</sup> *History of Lewis, Clark, Knox, and Scotland Counties*, 1887. p 214

<sup>3</sup> *Ibid.* p.215

<sup>4</sup> *Ibid.*

## Canton: Building Stock

Like many small communities, Canton has a collection of one and two part commercial block buildings in the downtown area that feature a variety of architectural embellishments from the late 19<sup>th</sup> to mid-20<sup>th</sup> century. Additionally there are residential properties representative of the same time period. What is not as typical is that Canton appears to boast a rare mid-century round house property. There also appears to be an unusual number of Quonset huts in the area. Below is a sampling of property types and styles observed in the community during the March 25th site visit. There are likely many other styles and types in Canton that can be identified through future survey work (see Recommendations).

### Commercial and Institutional Property Types and Styles

Canton's downtown area features several institutional and commercial property types. Most commonly historic commercial buildings are one and two part commercial blocks, a property type that may exhibit restrained features from Revival-style architecture. As typical in Missouri, there are few text-book examples of a specific architectural style as applied to commercial and institutional buildings in Canton. Rather, a property may have a combination of stylistic features or simply present decorative embellishments such as projecting bay windows and brick detailing at the cornice. The most prominent styles and types of commercial and institutional properties viewed during the site visit are noted below.



**One and Two-Part Commercial Blocks: 400 block of Lewis Street**

A one part commercial block is a one story property that is entirely commercial in nature, while a two part commercial block features a storefront on the lower floor and either office or residential space on the second floor. As pictured above, this is the general property type found in most historic commercial cores in communities throughout the state. These property types were popular through the mid-to-late 19<sup>th</sup> century through the early 20<sup>th</sup> century.



**Art Deco:** Lewis Street Playhouse

Detail of geometric design in window from the interior

The Art Deco style was popular in the 1920s through the 1940s and features geometric embellishments with a focus on verticality. In commercial districts they're most often associated with historic theatres as is the case with the Lewis Street Playhouse pictured above. The Playhouse is one of the rare examples of a true architectural style as seen in a commercial property in Canton. It was the only Art Deco property observed during the site visit.



**Federal/Colonial Revival:** United States Post Office at the corner of Lewis and S. 5<sup>th</sup> Street.

Although the example above was likely built much later, it displays characteristics of the Federal style which was popular in the early to mid-1800s. The style is characterized by symmetry, often with a side gable roof and an elaborate door surround. Cupolas, as pictured above (although this example was reconstructed) were a common embellishment. This style was reintroduced via the Colonial Revival

period in the late-1800s to the mid-1900s. The post office is the best example of the style noted during the site visit.



**Italianate:** Corner of Lewis and 4<sup>th</sup> streets

The Italianate style was popular as a residential style between 1840 and circa 1890. However, characteristics of the style were applied to commercial buildings through the late 19<sup>th</sup> and early 20<sup>th</sup> century. The property pictured on the left best represents this style with its overhanging eaves, bracketed cornices, arched storefront, and arched window openings on the second floor.



**Mid-Century Modern:** Canton State Bank at the corner of 4<sup>th</sup> and Lewis Streets (left) and addition on Canton R-V School as viewed from the corner of S. 4<sup>th</sup> and Washington Streets (right).

Although the Canton State Bank, pictured above on the left side, was historically a much older building (likely late 1800s), in the 1950s or 60s the lower floor was re-clad in the Mid-Century Modern Style. Architectural historians are still grappling with architectural terminology for mid-20<sup>th</sup> century architectural styles. However, the Mid-Century Modern style is typically associated with clean lines, vertical bands, large aluminum window openings, banded windows, enamel paneling, and wide overhanging eaves and/or stylistic emphasis on projecting features such as the corner entrance awning pictured above. The addition to the Canton R-V School is another example of this style.



**Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Revivals:** Canton R-V School corner of S 4<sup>th</sup> Street and Washington  
While not an actual architectural style, “Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Revivals” is a category the National Park Service came up with to use on the National Register form as a catch-all for properties that display revival-style features but are not true examples of any specific style. The original portion of

the Canton R-V School pictured above is a perfect example of this category with its stepped parapet, dentil banding, and arched entryway. The building at the NE corner of Clark and North 4<sup>th</sup> would also fall under this category as would the Canton Lodge on Clark Street (see title page for image), arguably one of Canton’s most iconic buildings.

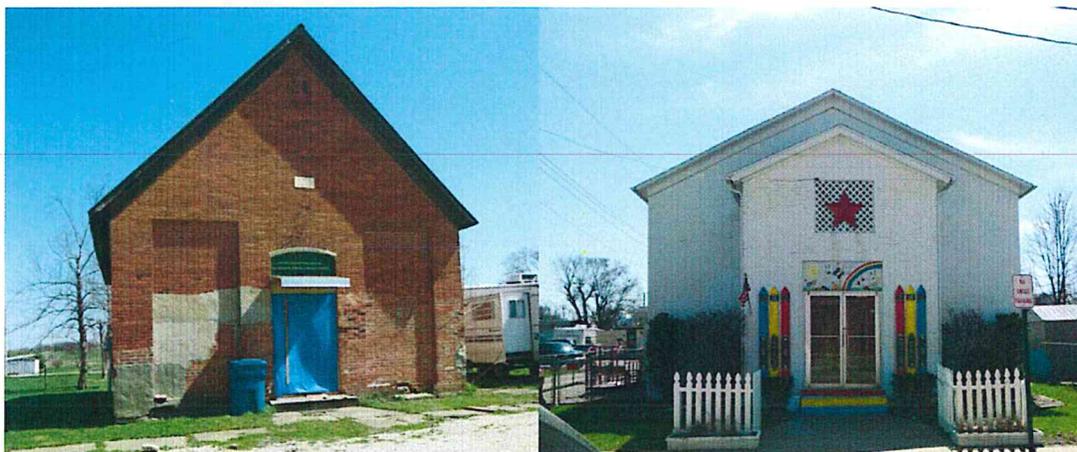


Property at the NE corner of N 4th and Clark



**Gothic:** Canton Christian Church on the corner of College and N 6<sup>th</sup> streets.

The Canton Christian Church is a striking building and should be considered one of Canton's architectural gems. This is an eclectic building stylistically but it features characteristics most commonly associated with the Gothic architectural style such as the steeply-arched windows on the side of the property and arched entrance. Although staff did not have time to photograph it, it appears there is another Gothic style church on the corner of White and 6<sup>th</sup> streets.



**Front Gable/Vernacular:** AME Church S 3<sup>rd</sup> Street (left) and Daycare on Madison Street (right)

There appears to be several front gable and other vernacular properties types in Canton. These are likely associated with the African American community and warrants further study (see Recommendations). The term "vernacular" is often used to describe properties that are better described by form than any style.

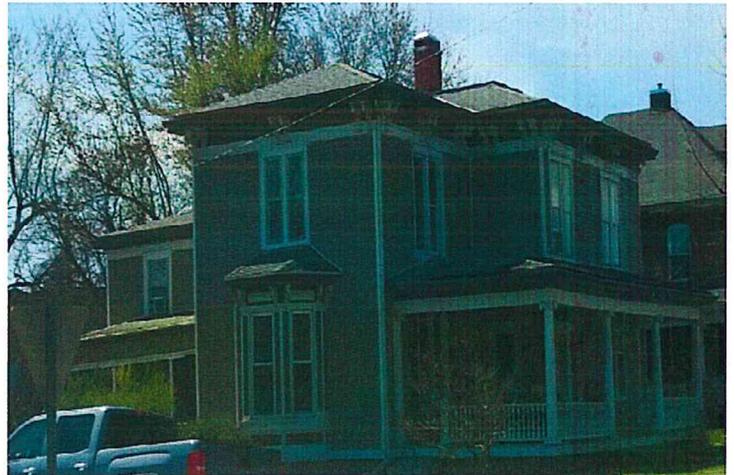
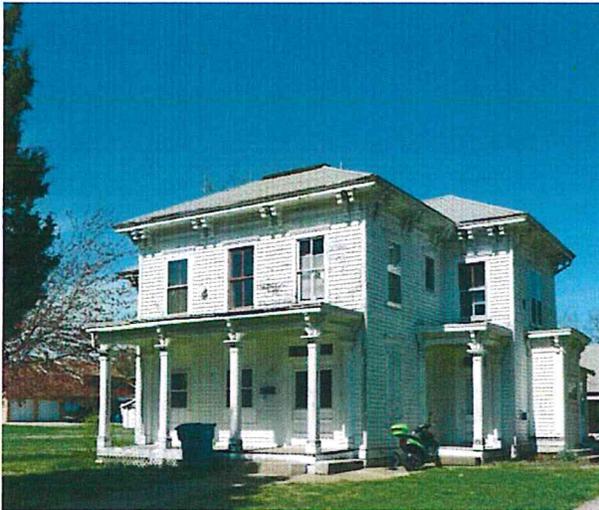
## **Residential Properties**

Only a small portion of Canton's residential neighborhoods were viewed during the March 25<sup>th</sup> site visit. It's highly recommend a survey be completed to better document the various property types and styles. As with most communities, Canton features a variety of residential property types such as the bungalow, foursquare, ranch house, and various vernacular types such as the front gable home, gable and wing, etc. However, it appears there are examples of high style properties, especially those associated with the Victorian style. Below are a few examples that stood out during the site visit. In addition to those styles identified below there also appear to be examples of the Craftsman, Tudor, and Colonial Revival styles in the community. Please note, due to the brevity of the visit the exact location of the properties were not recorded.



### **Victorian-influenced: Properties on White Street**

Victorian style homes were popular in mid-1800s through the early 1900s. There are various sub-types of the style including Second Empire, Queen Anne, and Folk Victorian. It appears the example on the upper left would fit under the Queen Anne subtype due to the complicated roofline, tower, and gingerbread porch while the one on the right could arguably fit into the Queen Anne category or, due to its more simplistic form, the Folk Victorian category.



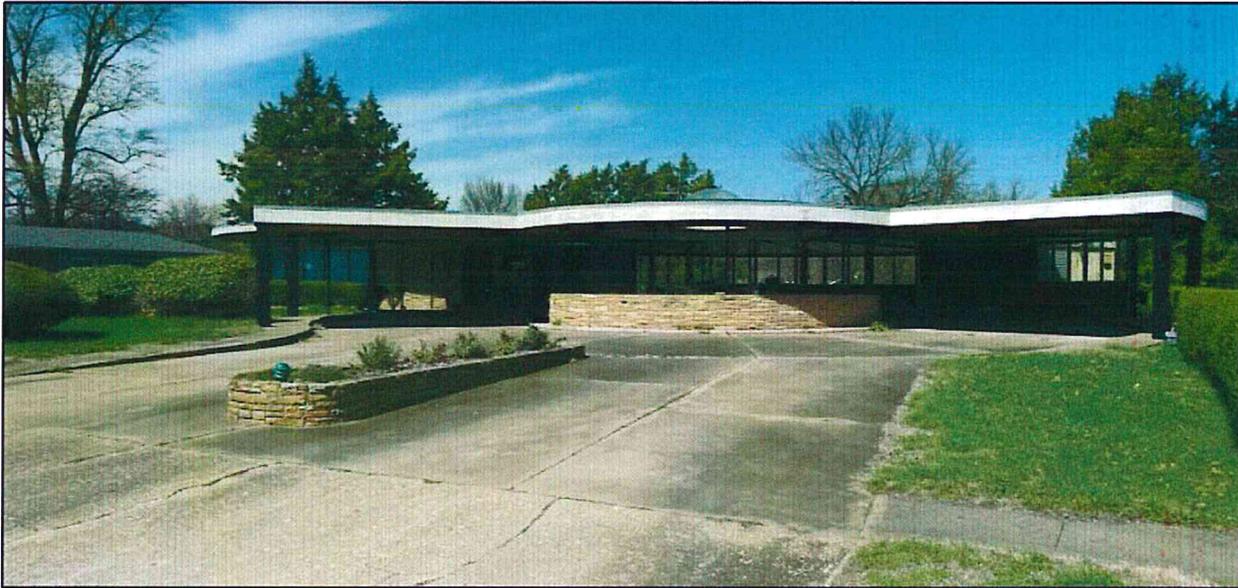
**Italianate: College Street:**

This style was discussed above under the commercial property subsection and those same characteristics of the overhanging eaves and brackets apply to residential properties. Additionally, residential examples tend to have low hipped or truncated roofs as seen in the examples above.

**I-House: corner of S. 4<sup>th</sup> and Washington streets**

The I-House is an early residential type characterized by a symmetrical facade, two stories in height, and one bay deep. It was popular in Missouri between the mid-1800s to the early 1900s. Including the example above, two I-houses were observed during the site visit at the corner of South 4<sup>th</sup> and Washington streets and another on College Street.



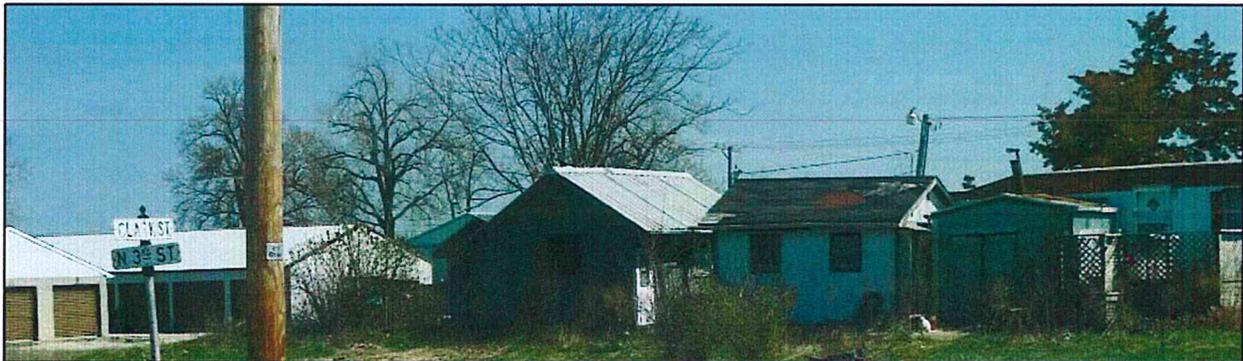


**Modern/Organic: Round House on College Street**

Post-war residential property types are only recently being studied and assigned styles. Thus terminology for these resources is currently fluid. The property above could fall into the “Organic” style. As defined, Organic style homes were designed (typically by architects) to blend into the environment utilizing geometric forms. Frank Lloyd Wright is often associated with this style. The example above is the only known example of this style in the community and may be a rare example in the state.

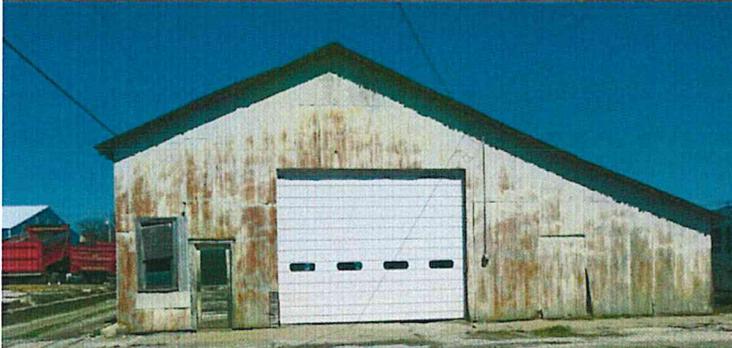
**Industrial and Other Property Types**

In addition to the property types mentioned above there are various industrial buildings and other properties worthy of study.



**Collection of small shacks: At the corner of N 3<sup>rd</sup> and Clark Streets**

This could simply be a collection of a single owner’s outbuildings but one appears much older than the associated trailer next to it. The wooden shed has the appearance of an outbuilding one would see on a farm. Is this a remnant of an old farmstead; was it once a house for low-income residents; or is it merely part of a collection of outbuildings?



**Resources related to industry and trade:** From top to bottom: FA on Lewis Street, Garage on Clark Street, and Depot on Lewis Street

The east end of College, Clark, Lewis, and Washington streets (located close to the river and railroad tracks) are resources associated with various industries in the community. As Canton was historically a trade center, further study of the community's trade and industrial history may reveal connections to the current building stock. These could include resources related to the river and railroad.



**Quonset Huts: Clark Street**

As noted, Canton appears to have a number of Quonset huts. During the site visit approximately seven examples spread throughout town were recognized (and later confirmed via Google Maps). Easily identifiable by the arched metal roofs, Quonset huts are prefabricated buildings generally constructed out of corrugated steel. They were built in large quantities during World War II as versatile buildings to house anything from barracks to medical facilities. After the war many were sold as surplus and were sometimes used as housing. It may simply be an oddity but studying Canton's WW II and post-war history may solve this mystery.



**Landscapes: Park on S. 4<sup>th</sup> Street (left) and retaining wall along Mississippi River on Front Street (right)**

There are several recreational parks and spaces in Canton. Although research would need to confirm this for certain, these locations may feature New-Deal era construction such as the stone entry pylons at the park on 4<sup>th</sup> Street and the retaining wall on Front Street.

## Recommendations

The following recommendations are based upon very preliminary background research, staff understanding of the National Register criteria of significance and integrity, a brief visual assessment of the buildings, general observations, and discussions with community members. Staff opinions on eligibility for districts and individual properties do not guarantee that those properties will be listed in or excluded from listing in the National Register of Historic Places. Please note the following recommendations, aside from architectural survey, are presented in no particular order in terms of priorities. They are options intended to assist citizens and the community as they consider local priorities for preservation activities.

### Architectural Survey

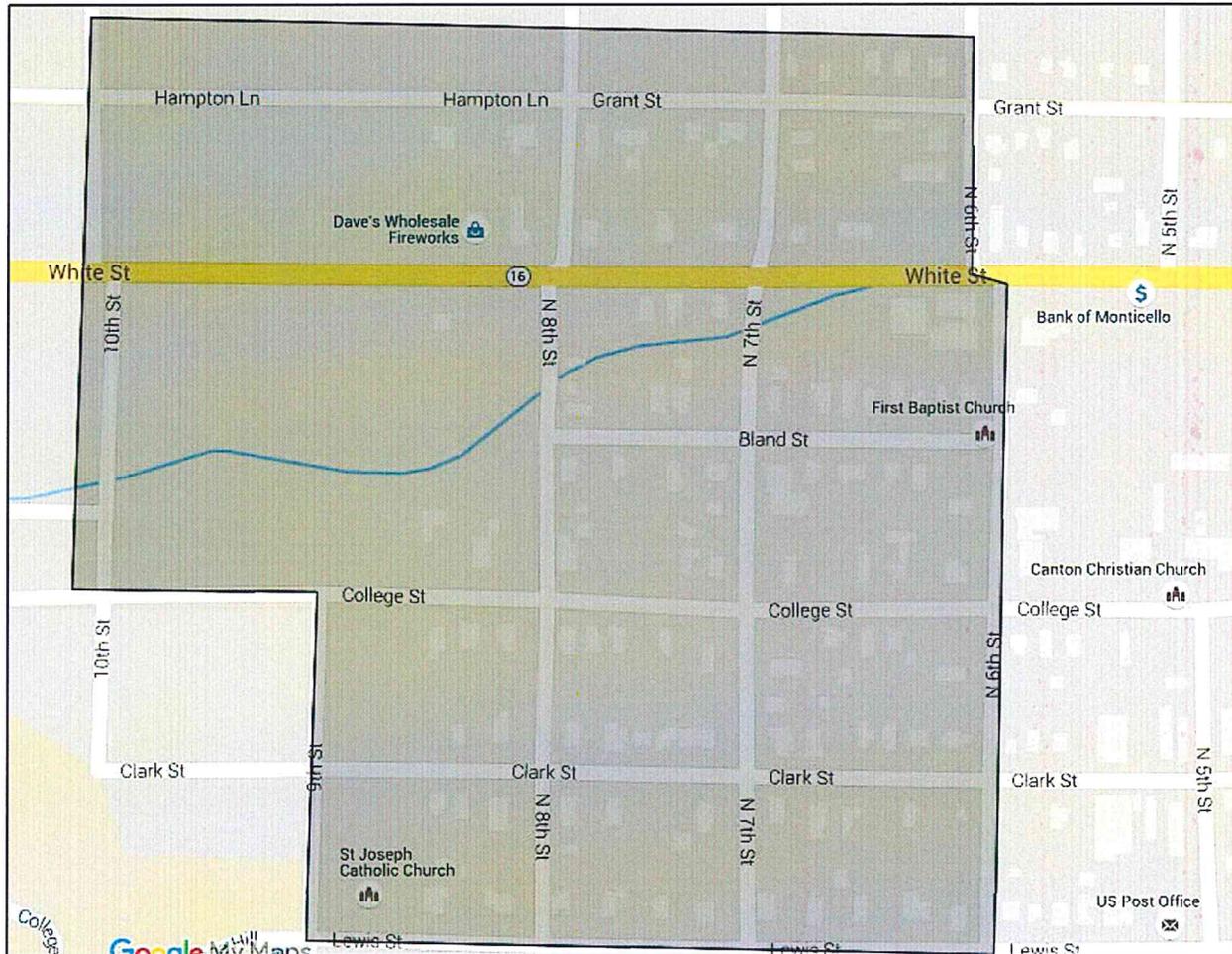
Conducting a series of architectural surveys is staff's **primary recommendation** for the City of Canton. Architectural survey is a logical first step for communities new to historic preservation as surveys, at their core, are simply a means of documentation. See page 6 for more information on the architectural survey process.

The SHPO currently does not have a survey on file for Canton. As there appears to be a mix of commercial and residential property types from the late 1800s through the 1970s a survey will be critical when determining potential boundaries and contributing status for future National Register district nominations. A survey could also assist in identifying National Register eligible properties or districts that were not observed during the site visit or whose significance is not visually apparent. In addition to determining National Register eligibility, architectural surveys can be used to identify properties or districts eligible for local designation (see below for information on local designation), reveal important historic themes, or be used for planning purposes. Selecting an area to survey can be based upon a variety of factors such as areas threatened by demolition or neglect, historic context (oldest part of town, part of town associated with industry, etc.), or historic district potential.

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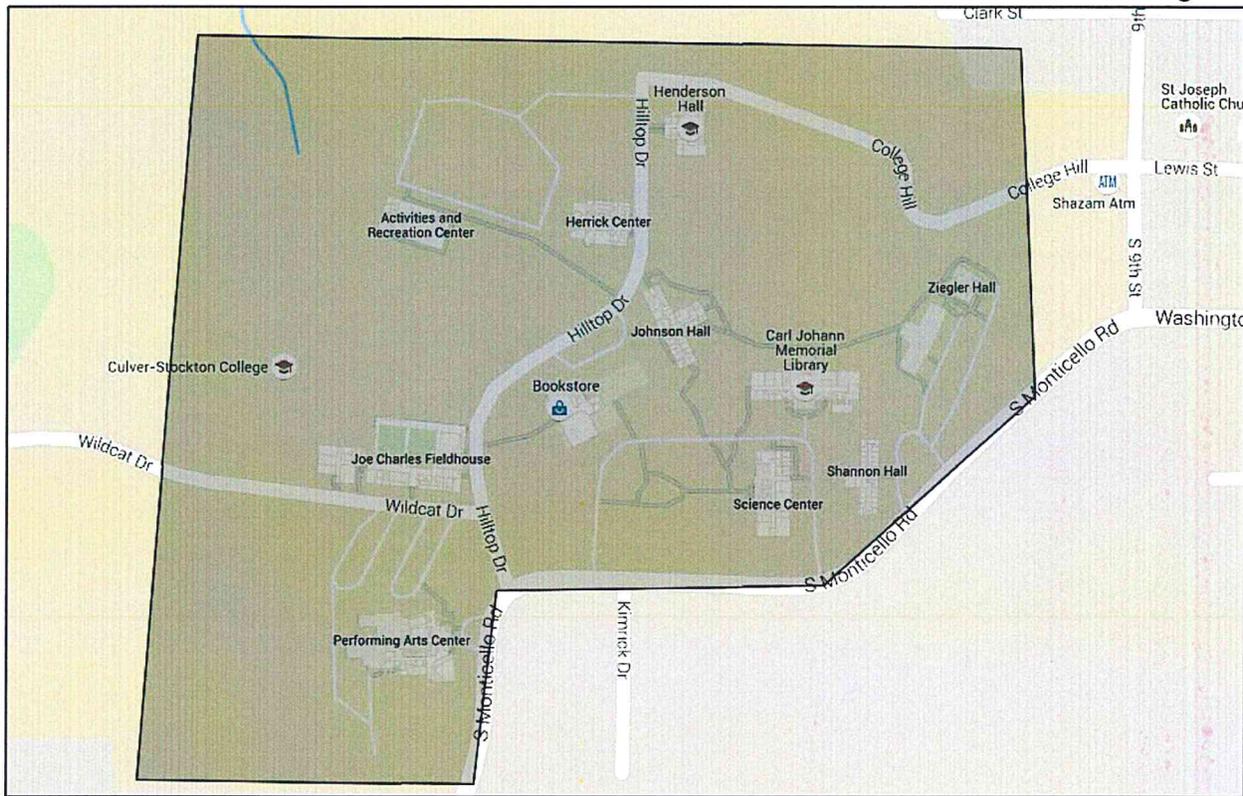
Based upon the March 25<sup>th</sup> site visit, staff recommends surveying the commercial downtown and the residential neighborhood roughly bounded by E 6<sup>th</sup>/7<sup>th</sup> Street, North Grant/White Streets, Lewis Street, and 10<sup>th</sup> street. Since staff was unable to fit in a visit to Culver Stockton College, a survey of the campus is also suggested. Finally, it's recommend a thematic survey of Canton's historic African American neighborhood(s) be conducted to record any surviving resources. Potential boundaries are indicated in the images below. Please note, these are very much preliminary boundaries based upon a brief visit and may need to be altered to better capture associated building stock.





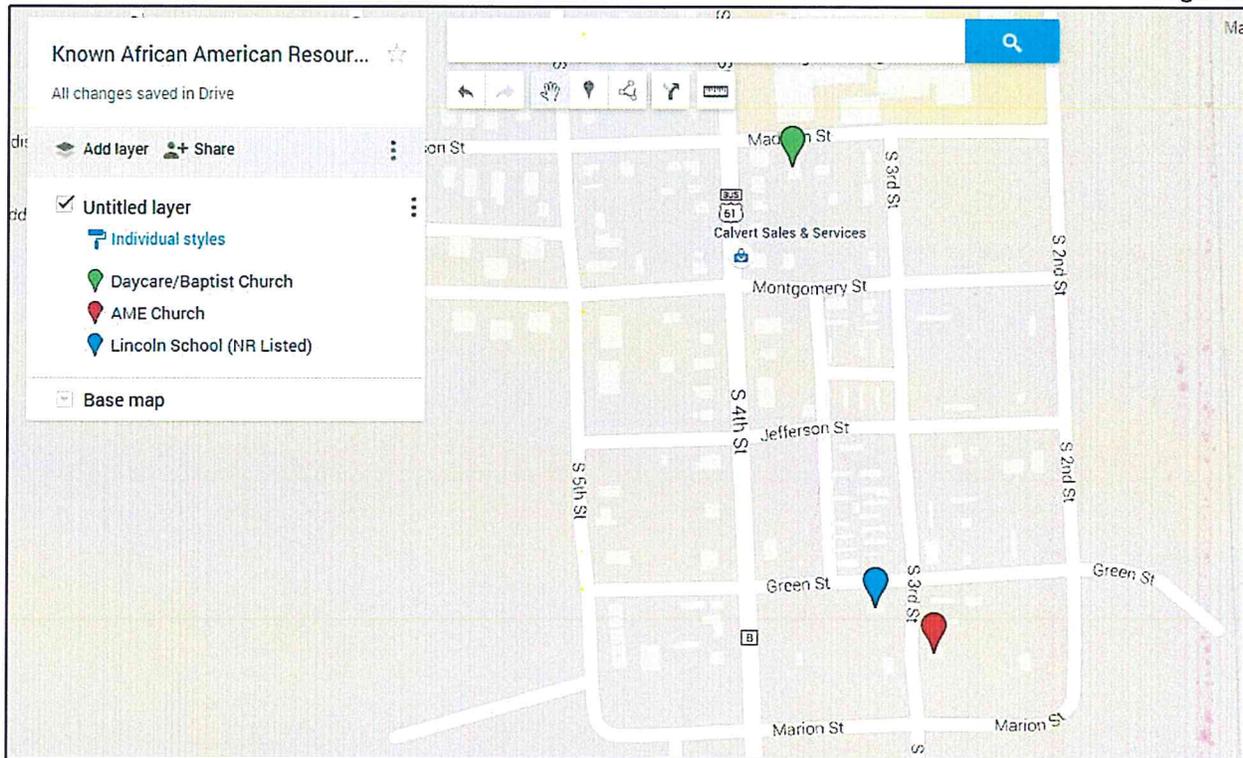
**Potential Boundary for Residential Survey**

This survey area appears to capture the majority of high-style residential properties that were observed during the March 25<sup>th</sup> site visit but there may be other areas worthy of study. Due to the large survey boundary, it's highly recommended this area be revisited and the boundaries reassessed before a survey is conducted to ensure effective coverage of the neighborhood. A phased approach may be more practical when considering available resources and manpower. A residential survey will assist in identifying potential National Register eligible districts and single sites. Additionally, a survey may reveal historic contexts and threatened resources, which could be useful for the community when considering future development projects.



**Potential Boundary for Culver-Stockton College Survey**

Staff did not have time to visit the Culver-Stockton campus during the March 25 site visit. Since this is a historic college, it's recommended a survey be completed to assess the built environment. This may be a good student project as the campus is relatively small in scale.



### Thematic Survey of African American Resources: Known resources

African American resources are often both threatened and undocumented in many communities. Canton appears to be no exception. It's recommended a thematic survey be conducted to identify where the African American neighborhood(s) was located and if any surviving properties exist. Historically, African American neighborhoods were within walking distance of church and school, thus it is likely there may be resources within the vicinity of the AME Church, Baptist Church (now a daycare), and Lincoln School as pictured above. In addition to African Americans, if Canton was the home to any other ethnic or cultural groups a thematic survey is recommended. See page 6 for clarification between a general and thematic survey.

### Eligibility Assessments

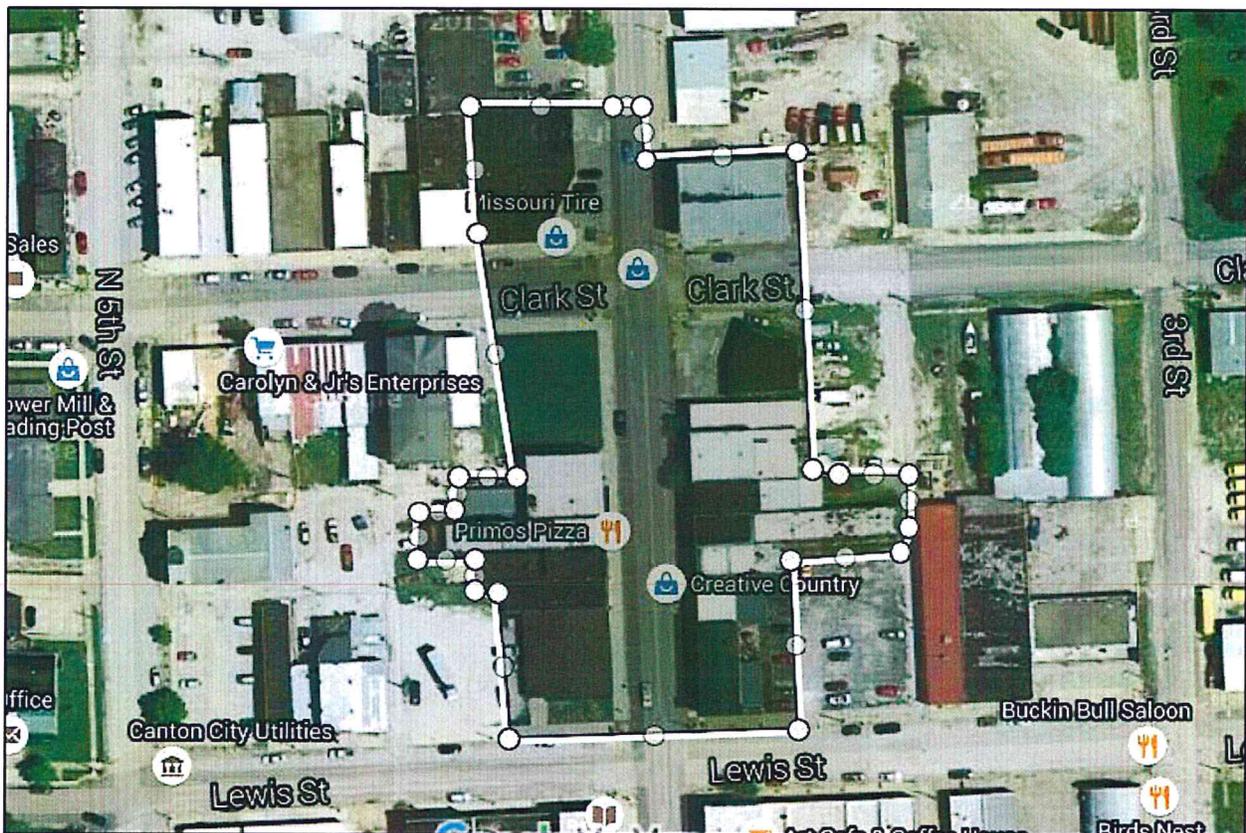
Before pursuing a National Register nomination it is strongly recommended an eligibility assessment be completed first. In addition to the recommendations made in this report there are likely other properties staff were unable to visit or properties whose significance cannot be demonstrated simply by visual means (properties eligible for something besides Criterion C: Architecture). Submitting an eligibility assessment for a property will provide staff further opportunity to consider eligibility based upon the information provided in the eligibility assessment documentation. Please see page 9 for information on Eligibility Assessments.

## National Register of Historic Places

Based upon the brief site visit, staff identified one potential commercial district and several properties that could potentially be eligible for the National Register of Historic Places. The benefits of National Register listing include tax credit incentives for property owners (see the tax credit section on page 13 for more information). State and Federal historic tax credits for rehabilitation can be a powerful economic tool. Many communities such as St. Louis, Kansas City, Columbia, Springfield, Joplin, and Jefferson City have revitalized their historic downtowns via the historic tax credit program. Missouri consistently ranks among the top in the number of successful tax credit rehabilitation projects in the country.

As noted previously, the recommendations noted below do not guarantee a successful listing. It's strongly suggested a survey be conducted of the district and eligibility assessments be submitted for individual properties before pursuing nominations to the National Register of Historic Places.

### Potential District



**Possible Boundary for a National Register Eligible Commercial District** *(contributing status of each building is not indicated on this map as further research is needed)*

There may be a district eligible under Criterion A for Commerce located on 4<sup>th</sup> street between Lewis Street and the north side of Clark Street. The boundary above was conservatively selected as the most intact collection of late 19<sup>th</sup> and early 20<sup>th</sup> century commercial properties. Please note more research would be needed to determine the contributing status of each property.

The boundary could be larger based upon the proposed period of significance. For example, if the period of significance extends to the mid-1960s the boundary could feasibly extend south on Lewis Street and west on Clark Street. Research is needed to assess when the commercial area was significant. In other words, how long did downtown serve as the primary means of commerce for residents in Canton?

In many small towns the introduction of a nearby highway generally marks the start of decline in historic centers as residents traveled outside of downtown to shop in larger cities or newly developed suburban centers. The creation of strip malls and large shopping centers further lead to historic commercial areas falling out of use. In an effort to keep citizens interested in downtown, many main street business owners attempted to “modernize” their buildings with new facades and storefronts to make them more attractive to customers. Many of the commercial properties on Lewis, 4<sup>th</sup> and Clark streets reflect these modifications. Depending on the circumstances this may indicate the downtown was falling out of use by the 1950s or 1960s. Conversely, it could also indicate that downtown was still very much active during this period and property owners had funding to update their buildings. As previously mentioned, an architectural survey would clarify these issues and is highly encouraged.

#### **Potential Individually Eligible Properties**

The following eight properties may be eligible for the National Register of Historic Places. As noted above, this is not a comprehensive list. Staff recommends submitting an eligibility assessment before a nomination is pursued. Please note if a property is designated a contributing building in a National Register historic district, it is considered listed in the National Register. Other than providing further documentation on a particular building, there is no additional benefit to individually nominating a property that is already contributing to a listed district. Potential individually eligible properties are noted below.

- Canton Lodge on Clark Street
- Lewis Street Playhouse (Canton Theatre) on Lewis Street
- Commercial Property at NE Corner of 4<sup>th</sup> and Lewis (included in district)
- Commercial Property at NE Corner of 4<sup>th</sup> and Clark (included in district)
- Canton R-V School on South 4<sup>th</sup> Street
- Canton Christian Church on NE Corner of N 6<sup>th</sup> and College streets
- Organic Style Residence on College Street
- Railroad Depot on Lewis Street



**Canton Lodge: Clark Street**

This property may be eligible under Criterion C: Architecture under the classification “Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Revivals” (see above for more information on classification). While this property is not a text-book example of any one style it is an iconic building in Canton. Additionally this property may be eligible for Criterion A: Social History due to its association as a lodge.



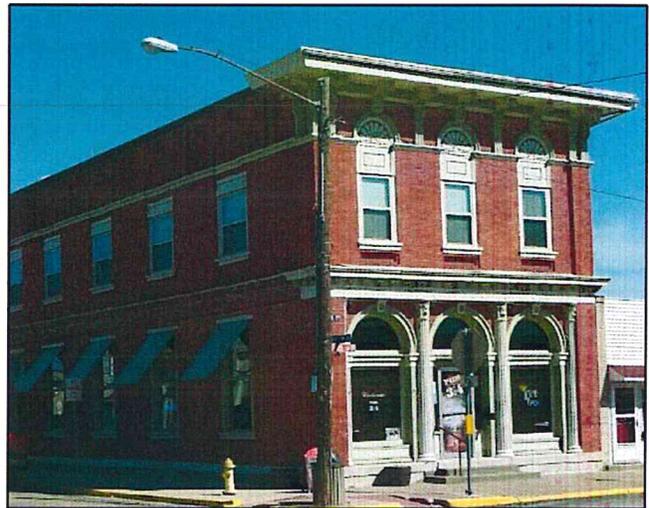
**Lewis Street Playhouse (Canton Theatre): Lewis Street**

From top left moving clockwise: Playhouse as it appears today; picture of photo in lobby of property as it looked circa 1920s; cry room with original door; close up of historic lighting fixtures; theatre space as viewed from top row

The old Canton Theatre is likely eligible under Criterion A: Entertainment as it appears to be the only historic theatre in town. Although there have been some alterations to the façade, it is likely also eligible under Criterion C: Architecture as Canton's best example of the Art Deco style.

**Commercial Property at the NE corner of 4<sup>th</sup> and Lewis Streets**

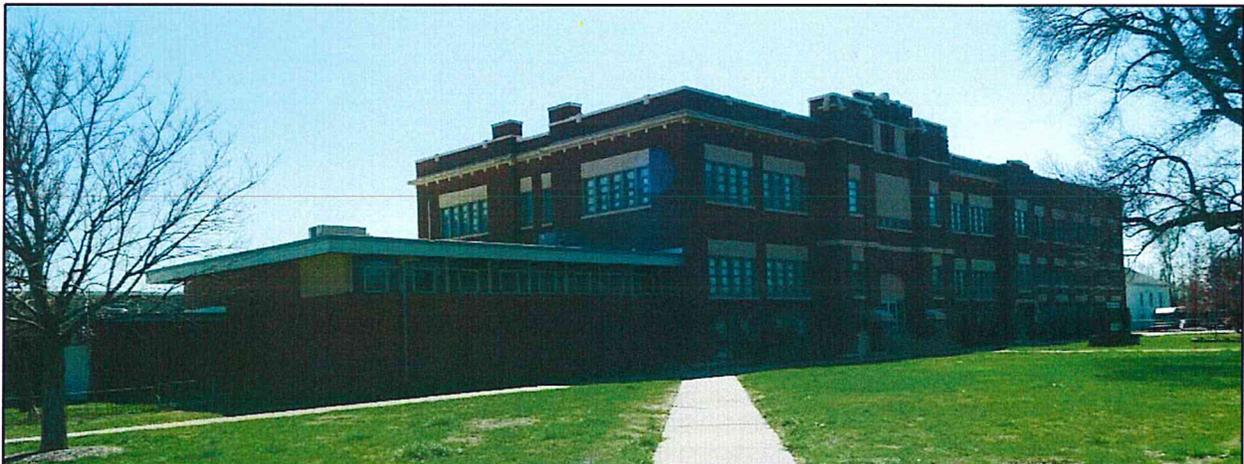
This property may be eligible under Criterion C: Architecture as a good example of the Italianate style. However, this assumes the elaborate cornice and storefront are historic instead of modern replications. This property is included in the commercial district noted before. If a district nomination is pursued and the property is considered contributing to that district an individual nomination would not be necessary to achieve National Register status.





**Commercial Property at the NE corner of 4<sup>th</sup> and Clark Streets**

This attractive building could be eligible under Criterion C for its architectural merit. Like the Canton Lodge it does not represent any specific style but could potentially be listed under Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Revivals as it does display several decorative features, despite some of the modern alterations to the building. As with the property at the NE corner of 4<sup>th</sup> and Lewis streets, it is included in the commercial district noted before. If a district nomination is pursued and the property is considered contributing to that district an individual nomination would not be necessary to achieve National Register status.



**Canton R-V School: s. 4<sup>th</sup> Street**

The Canton School is likely eligible under Criterion A: Education as it served as the primary place white children were educated historically (the African American school has been listed). Although the original portion of the building displays some interesting architectural features it would likely be difficult to list under Criterion C: Architecture due to the mid-century addition. Even so, a property only needs to meet one criterion to be listed in the National Register.

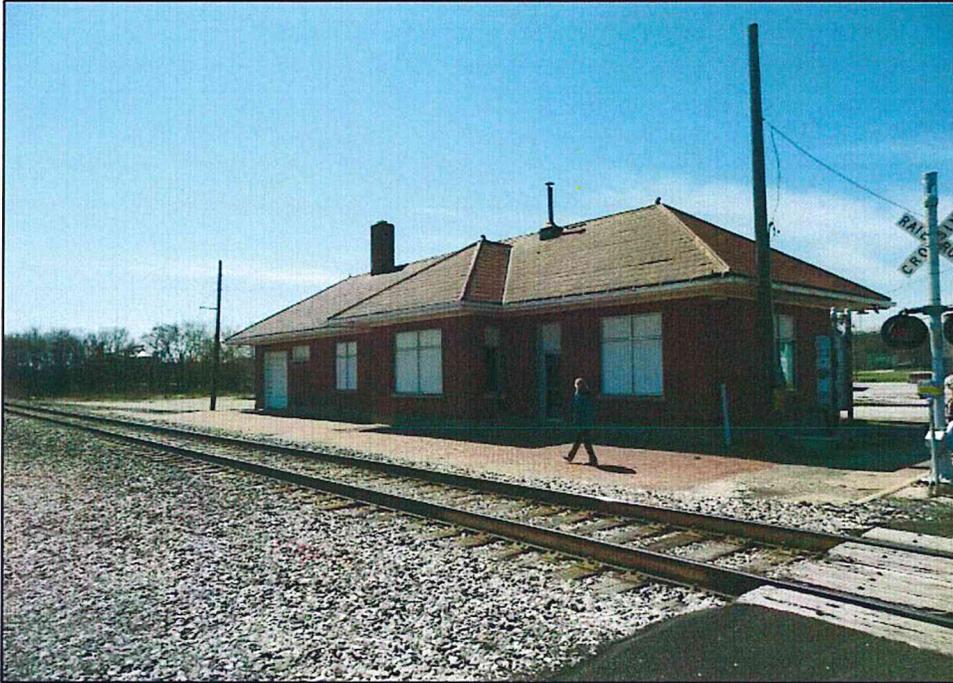


**Canton Christian Church:** NE corner of College and North 6th Streets  
This imposing but stunning building appears eligible under Criterion C: Architecture. As mentioned above, it would likely fall under the Gothic family in terms of architectural style.



**Organic Style Residence:** College Street

A staff favorite, this property appears to be eligible under Criterion C due to its high-style architectural merit. It was likely architect designed and features a unique circular form in both the patio and main residence. Although staff is using the term "Organic" as a style it could also be called Mid-Century Modern.



**Railroad Depot: Lewis Street**

The depot is likely eligible under Criterion A: Transportation as it served as the main depot in Canton. It potentially could also be eligible for Criterion C in terms of the depot property type but a more thorough assessment would be needed to say for certain.

**A Note about Criteria A**

National Register Criteria A focuses on historic events. Generally these events took place *inside* a building. Thus the historic integrity of the interior is assessed in addition to the exterior. While a property listed under Criteria A by no means has to be pristine on the interior, the general layout must be intact. For example, if a historic school is nominated under Criterion A for Education the property must still read as a school on the inside. If it has been gutted to one large open space it would not qualify. However, if it was remodeled and used as offices or apartments it may still be eligible if the classroom space and circulation corridors were retained. When nominating an individual property (under any criteria) current floor plans are required of the significant floors (generally the first floor). Each case is unique so, again, it is recommended an eligibility assessment be submitted to the SHPO prior to a nomination. It should be noted interior spaces are also often important under Criteria B in association with significant persons.

**Other Properties**

There are several residential properties in Canton that appear individually eligible for the National Register of Historic Places due to their architectural merit. However, properties typically must be compared against other similar resources in order to make a case for significance. For example, a

home on White Street may appear to be eligible as an exceptional example of the Queen Anne style. In order to justify significance, knowledge of other Queen Anne homes in Canton is needed. More than one property could be eligible as an example of the Queen Anne style, yet, if a community has many similar examples justification may be more difficult to achieve. In this instance the question becomes: What makes this particular property significant when there are 30 other houses that look just like it? It is for this reason staff strongly suggests a survey of Canton's residential neighborhoods. An eligibility assessment can be submitted without the benefit of a survey but staff's response to the assessment will likely include a caveat that a comparison to similar properties will be needed to justify significance should a nomination be completed.

In addition to residential properties, there may be other resources eligible for the National Register that relate to Canton's history such as industry or cultural/ethnic affiliations like African American resources. As resources like this are often assessed via their history and internal layout (vs. the outside appearance) significance can better be assessed via an eligibility assessment, survey, or combination of both.

## Education and Outreach

While agencies like the Missouri SHPO provide preservation tools and guidance to communities, real preservation almost always occurs at the local level. For this reason public buy-in is essential to most preservation efforts. The City of Canton may greatly benefit from communicating with other communities that have a strong preservation legacy such as Washington and Hermann. Both are Certified Local Governments and can likely discuss that program from the community's perspective as well as offer suggestions to garner public support. There are also a number of communities that are just starting preservation efforts that may be able to offer guidance or outreach ideas based upon their experiences, which will be much more current than cities that have a long history with preservation. Please contact the SHPO for a list of contacts.

We also recommend contacting Missouri Preservation, a non-profit organization dedicated to championing historic preservation in the state. They provide educational opportunities by partnering with the SHPO to hold an annual Missouri Statewide Preservation Conference. They also promote awareness of threatened resources via the Missouri's Most Endangered Historic Places list and celebrate successes via the Statewide Preservation Honor Awards. They also offer newsletters and technical assistance to communities. The Missouri Preservation website can be accessed at: <http://www.preservemo.org/>

There are a number of activities that can be accomplished at the local level to promote awareness. Partnering with the Chamber of Commerce, Jefferson City holds an annual tour of historic properties the public normally wouldn't have access to, which has been a great success. Likewise, collecting oral history (especially recommended for an African American context), providing workshops to schools and community members, and using social media are all means to reach out to the public.

## Certified Local Government

It is recommended the City of Canton consider becoming a Certified Local Government (CLG). A description of the Certified Local Government Program is provided on page 11. By becoming a CLG, Canton would be eligible to apply for Historic Preservation Grant funds. On some occasions there is funding available for brick and mortar projects. More commonly, grants can be used for conducting architectural surveys, preparing National Register nominations, and funding outreach and educational projects. We strongly recommend contacting our Preservation Planner and Grants Manager Rebecca Rost at 573-751-7958 for more guidance on becoming a CLG.

## Local Landmarks and Districts

The National Register of Historic Places is a wonderful program; however, it has strict guidelines. A community's important properties sometimes do not meet the National Register criteria, but they are still worthy of recognition. In these cases many communities elect to designate their own list of historic properties and districts. In fact, if a local ordinance is passed, often times it is the local district that comes with the most protection. As described on page 8, the National Register is an honorary program and does not place restrictions on property owners. With the establishment of a local district, some communities have implemented measures to preserve the character of the district such as design guidelines and demolition review. Some communities opt to both list a district in the National Register and then make it a local district with restrictions or design guidelines.

In addition to districts, some towns have created their own list of important individual properties. For instance, cities like Columbia have acknowledged local landmarks via its yearly "Most Notable Properties" list. The list can be viewed by going to the City of Columbia's website at: <http://www.como.gov/community-development/planning/historic-preservation/>

Likewise, a historic group known as the Historic City of Jefferson acknowledges successful restoration projects in Jefferson City via its Golden Hammer Award program: <http://www.historicityofjefferson.org/golden-hammer-award.html>.

SHPO staff members who work with the Certified Local Government Program are available to offer more information on the establishment of local districts and local landmarks. Additionally, the SHPO hosts the yearly Certified Local Government Conference. The conference creates an opportunity for members of CLG preservation commissions to share ideas as well as receive training on relevant areas of interest, such as economic development, common issues, and preservation guidance.

## Main Street Program

The City of Canton may benefit by joining the Main Street Program facilitated by the National Trust for Preservation. The program encourages the economic revitalization of downtowns via historic preservation in small towns and cities. It has been highly successful for many communities, especially in Missouri. Cape Girardeau, Glasgow and Washington are a few of the communities who

have benefited from a Missouri program called the Missouri Main Street Connection. The following links provide a wealth of information that the community may find useful:

The Missouri Main Street Connection:

<http://www.momainstreet.org/>

The National Main Street Center:

<http://www.preservationnation.org/main-street/about-main-street/>