

CERTIFIED LOCAL GOVERNMENT PROGRAM
ANNUAL REPORT

City Of Jefferson

Historic Preservation Commission Activities

October 1, 2018 through September 30, 2019

Prepared by

Jayne Abbott, AICP
Neighborhood Services Manager

For submission to
Missouri Department of Natural Resources
State Historic Preservation Office
P.O. Box 176
Jefferson City, MO 65102

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Certified Local Government Program Annual Report

1. Introduction:

Please write a paragraph that includes the date of CLG certification, a brief history of CLG and Commission activities from the date of certification; a brief summary of anticipated preservation activities; and an evaluation of the effectiveness of participation in the CLG program.

The City of Jefferson was officially certified by the National Park Service on August 26, 2004. During the early years of being a CLG, the Commission recognized many challenges facing the community in the area of historic preservation. The commission has worked to play a pro-active role in the community in the hopes of preventing the need to react to negative situations, such as the demolition of important structures.

During 2018-2019, the City was awarded multiple Historic Preservation Fund grants to aid with planning & outreach and surveys. More specifically, the City hired Heritage Strategies, Inc. to develop its first comprehensive preservation plan. The preservation plan will aid the Historic Preservation Commission, City of Council, City staff and the public in making well-informed decisions regarding actions for and increased understanding of the City's historic and cultural assets.

The survey grant funds hired Rosin Preservation, a 36 CFR 61 qualified historian or architectural historian, to conduct a reconnaissance level architectural survey of the Walinko Place, General Realty and Linhardt Subdivisions in the West Main Street area. The 45-acre survey area encompasses three residential subdivision areas that are primarily residential and represent a range of residential architectural styles from the post-World War II era. The West Main Street Historic Resources Report identified two resources at 1700 and 1704 West Main St as potentially eligible for individual listing in the National Register. Additionally, Rosin Preservation identified one hundred twenty-six (126) primary resources that appear eligible for listing as National Historic District based on the date of construction, architectural integrity and historical associations.

Future activities for 2019-2020, include hiring a structural engineer to investigate and determine the structural status of the unreinforced masonry buildings in the Missouri State Capitol and Munichburg Commercial Districts, both districts are listed on the national Register of Historic Places. All buildings in the survey area will have a baseline evaluation to determine the potential of unreinforced masonry common walls. Once this evaluation has been completed, a structural assessment will be offered to all property owners with buildings that contain unreinforced masonry common walls.

The City will continue with preservation related activities, especially in areas devastated by the May 22, 2019, E-3 Tornado disaster. The areas directly impacted included properties constructed circa 1900's including those located within the Capitol Avenue Historic District. The Capitol Avenue Historic District includes over one hundred properties on nine city blocks near the State Capitol in Jefferson City. On a significant east-west thoroughfare, there are good examples of Italianate, Queen Anne, Colonial, Gothic Revival, and French Second Empire Styles, as well as more modern Spanish Revival, Craftsman and Art Deco representatives. The Missouri Preservation Organization listed Capitol Avenue Historic District on their 2019 Places in Peril due to the destructiveness the area experienced from the disaster. To date, three demolition permits have been issued with the outcome of several properties unknown.

2. Historic Preservation Commission Membership:

List Commission members, dates of appointment and expiration, and, as applicable, professionals in a preservation related field such as historic architect, architectural historian, historian, architect, or archaeologist as defined in the Secretary of the Interior's Professional Qualification Standards 36 CFR 61.

Member Name	Appointed	Expires	Preservation Related Field (as applicable)
Mary Schantz, Chair	December 2018	December 2021	
Douglas Record, Vice Chair	December 2016	December 2019	Architect
Gregory Bemboom	December 2018	December 2021	Realtor
Michael Berendzen	August 2019	December 2021	Architect
Donna Deetz	December 2017	December 2020	Redeveloper
Steven Hoffman	December 2017	December 2020	
Gail Jones	October 2018	December 2019	
Angela Lucero	December 2018	December 2021	Realtor
Alan Wheat	December 2018	December 2021	Realtor
Bill Case*	December 2010	December 2018	
Jane Moore**	December 2012	December 2018	
Nathan Percy***	August 2017	December 2019	

*Bill Case termed out of the Commission, and was replaced by Gregory Bemboom.

**Jane Moore termed out of the Commission, and was replaced by Angela Lucero.

*** Nathan Percy resigned. He was replaced by Michael Berendzen.

3. Scheduled Meetings Held and Attendance:

MEMBER NAME	Oct 9, 2018	Nov 13, 2018	Dec 2018	Jan 8, 2019	Jan 23, 2019	Feb 12, 2019	March 12, 2019	April 9, 2019
Mary Schantz	Y	N	X	Y	Y	Y	N	Y
Steven Hoffman	Y	Y	X	Y	Y	N	Y	Y
Bill Case	Y	Y	X	-	-	-	-	-
Donna Deetz	Y	Y	X	N	Y	Y	Y	Y
Jane Moore	N	Y	X	-	-	-	-	-
Doug Record	N	Y	X	Y	Y	Y	Y	Y
Nathan Percy	N	Y	X	Y	N	N	Y	Y
Alan Wheat	Y	Y	X	Y	N	Y	Y	Y
Gregory Bemboom	-	-	-	Y	Y	Y	Y	N
Gail Jones	-	-	-	Y	Y	Y	Y	Y
Angela Lucero	-	-	-	N	N	Y	Y	N
Michael Berendzen	-	-	-	-	-	-	-	-

MEMBER NAME	May 14, 2019	June 11, 2019	July 9, 2019	July 23, 2019	Aug 13, 2019	Aug 17, 2019	Sept 10 2019	Sept 25, 2019
Mary Schantz	Y	Y	Y	Y	Y	Y	Y	Y
Steven Hoffman	Y	Y	N	Y	Y	N	Y	N
Donna Deetz	Y	Y	Y	Y	Y	Y	Y	Y
Alan Wheat	N	Y	N	N	Y	N	Y	N
Doug Record	Y	Y	Y	Y	Y	Y	N	Y
Gregory Bemboom	Y	Y	Y	N	Y	Y	Y	Y
Gail Jones	Y	N	Y	Y	Y	N	Y	N
Angela Lucero	Y	Y	N	Y	N	Y	N	Y
Nathan Percy	Y	Y	Y	-	-	-	-	-
Michael Berendzen	-	-	-	-	-	-	Y	Y

4. Subcommittees and Study Groups:

Describe the purpose of any subcommittees appointed and the topics under study.

During the reporting time frame, the Historic Preservation Commission actively participated in the stakeholder meetings of creating the historic preservation plan.

5. Commission Activities:

a. Local Landmarks Designated:

List property names and addresses for locally designated landmarks. Indicate if the property was identified and evaluated as part of an HPF funded project or as part of a local project. Attach copies of nomination reports, ordinances designating individual landmarks and design review guidelines, if this information has not been previously submitted to the SHPO. Otherwise, reference the date of transmittal. Summarize the process leading to nomination and designation; or nomination and veto of designation as a landmark. Indicate if the landmark is or will be considered for nomination to the National Register of Historic Places.

Property	Address	HPF Project/Local
Residences at 204, LLC	204 E. High Street	Local
Madison's Café	214 & 216 Madison Street	Local

The Landmark Award is an honorary designation and is made by the City of Jefferson's Historic Preservation Commission (CJHPC) which recognizes a property's historic significance and contribution to the community. The Commission has awarded Landmark Awards since 1994. In May of each year during the City's Preservation Week activities, the awards are presented to the owners, along with Distinguished Landmark plaques for permanent display on the buildings or properties.

Applications are submitted by the property owner. The review process evaluates the applications by the following criteria:

- The historic, architectural or cultural significance of the property, as those terms are defined under the City's preservation ordinance.
- The location of the property, including the overall historical context of the area and the property's contribution to the area and surrounding properties.

- The historic architectural integrity of the property, including whether efforts have been made to preserve or restore the property.
- Whether the property is endangered.

Final selection of the awardees usually occurs at the March meeting. Each property is then designated by the City Council, by ordinance. The mayor then presents the Landmark Awards and Designated Landmark plaques to the property owners at the Preservation Week Awards Ceremony.

After a landmark or historic district is designated by ordinance, each application for building permit within the area so designated shall be referred to the CJHPC for review at a regularly scheduled CJHPC meeting. This process is only intended as an opportunity for the CJHPC to advise property owners with means and methods of historic preservation.

Properties that have received the Landmark Award represent the full range of Jefferson City's heritage and architectural style. A complete list of winners of the City of Jefferson's Landmark Award, from 1993 to the present, can be found on the CJHPC's web page: http://www.jeffersoncitymo.gov/live_play/history_heritage/landmark_awards.php. The properties include government properties, educational institutions, residences, retail stores, manufacturing properties, houses of worship, cemeteries, a former fire station and freestanding monuments. Some have been restored to their original use. Others have been restored and put to new uses. Some are part of the State's park system. Others have not been restored or preserved. Whatever their condition or use, the Commission truly appreciates the willingness of the individual property owners to allow their properties to be recognized for the historic and architectural contribution they make to our community

b. Local Districts Designated:

List names of locally designated districts and indicate the type of district (i.e. commercial, residential, etc.) Indicate if the property was identified and evaluated as part of an HPF funded project or as part of a local project. Attach copies of nomination reports, ordinances designating local districts and design review guidelines, if this information has not been previously submitted to the SHPO. Otherwise, reference the date of transmittal. Summarize the process leading to nomination and designation; or nomination and veto of designation as a historic district. Indicate if the historic district is or will be considered for nomination to the National Register of Historic Places.

District Name	Type of District	HPF Project/Local
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During the reporting time frame there was no designation of local historic districts. Local historic district designation applies to entire neighborhoods or other areas that include many historic properties. Designation is an honor, meaning the community believes the architecture, history, and character of the area are worthy of recognition and protection. The Historic Preservation Commission reviews the local historic district application. If approved, the application is forwarded onto the City Council for consideration through passage of an ordinance.

The following are criteria's for application to the Historic Preservation Commission:

- At least 75% of the property owners within the area have to agree to and sign the application to form a historic district, and the district area has to be contiguous and compact, using definable geographic boundaries such as entire block frontages of streets.
- A design criteria is developed to help preserve the historic integrity of the district.
- Compose narrative citing criteria's for nomination of a local historic district. A response to each of the review criteria is listed on the application as a required attachment. Please note that in order to be approved, the district would only need to meet 1 of the 9 criteria's on the application list.
- Property owner signatures must be notarized, and it is important that the draft design criteria be presented to the property owners at the time of signature to ensure that the property owner understands that formation of the district would place restrictions on their property.
- Once a historic district is established by ordinance, such historic district may be expanded by application of the owners of record of parcels seeking to be added to an established district. Such additional parcels shall be within reasonable proximity to, and share historical features in common with, the established local historic district.
 - When an area containing ten or more parcels seeks to be added to an established historic district, the application shall contain at least seventy-five percent (75%) of all owners of record of the parcels seeking to be added to the established district.
 - Applications to expand a historic district shall be reviewed under the same criteria set forth above and under the same procedures applicable to original establishment of a historic district. A Historic district shall not be expanded until approved by ordinance and any design criteria applicable to the originally approved historic district shall apply equally to any expanded area, provided that design criteria may be amended by ordinance following review by the CJHPC and notice and hearing applicable to original enactment of design criteria.

c. National Register of Historic Places:

List the dates, property or district and the recommendation or decision for each property considered for listing in the National Register of Historic Places. Provide a summary of the commission meeting minutes in which the nomination of individual properties and districts was discussed and voted upon. Identify the consultant who prepared the nomination, or the party responsible for preparation.

Date	Property/District	Recommendation/Decision
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During the reporting time frame there were no properties within the City of Jefferson considered for listing in the National Register of Historic Places.

d. Cases Reviewed and Decisions Reached:

Include a brief discussion of the commission's review responsibilities. During the reporting period, did your local government have staff review of 1) local government activities, and/or 2) changes to, or impacts on, properties within an historic district? If yes, during this reporting period, how many historic properties did your local government review for compliance with your local government's historic preservation regulatory law(s)?:

Demolition applications are reviewed in accordance with Section 8-43 of the City Code, the Historic Preservation Commission reviews Demolition Applications for structures over 50 years old forwarded by the Department of Planning and Protective Services. Demolition Applications fall into one of two categories:

Demolition Review - The review process is largely advisory in nature, and cannot prevent a demolition permit issuance.

- Structure(s) age 50-99 years old; or
- Structure(s) listed on the National Register of Historic Places; or
- Structure(s) designated as a Local Landmark.

Demolition Clearance - The issuance of clearance is required prior to demolition permit issuance.

- Structure(s) over 100 years old; or
- Structure(s) located within Local Historic District.

Date	Property/Address	Recommendation and Decisions
10/9/2018	312 Case Avenue	Approve Demolition Review Application
10/9/2018	314 Case Avenue	Approve Demolition Review Application

10/9/2018	1708 & 1710 Missouri Boulevard; 621 Conrad Street	Approve Demolition Review Application
10/9/2018	1936 Vieth Drive	Approve Demolition Review Application
11/13/2018	415 E Ashley Street	Approve Demolition Review Application
1/8/2019	1111 Moreau Drive	Approve Demolition Review Application
2/12/2019	1328 E Miller Street	Approve Demolition Clearance Application
2/12/2019	901 Swifts Highway	Approve Demolition Clearance Application

SECTION 106 REVIEWS – The following properties were reviewed as part of consultation process for properties that may be assisted with federal funding such as Community Development Block Grant.

Date	Property/Address	Recommendation and Decisions
11/13/2018	E. High Street Improvements	Project will have no historic properties affected
1/8/2019	Mitchell Hall, Lincoln University	Project will have no adverse effect
3/12/2019	116 Buchanan Street	No historic properties will be affected by the project
5/14/2019	407 Lafayette Street	Approved Design Criteria Review
6/11/2019	304 E Ashley Street	SHPO concurred that no historic properties will be affected
7/9/2019	103 Jackson Street	Project appears to meet the Capitol Avenue Neighborhood Conservation Overlay District design criteria
7/9/2019	412 Cherry Street	No historic properties will be affected by the project
7/9/2019	325 Ash Street	No historic properties will be affected by the project
7/9/2019	809 E McCarty Street	No historic properties will be affected by the project
7/9/2019	1103 Buena Vista	No historic properties will be affected by the project
7/9/2019	Various Housing Authority Projects-Modernization of Public Housing Units	No historic properties will be affected by the project
8/13/2019	1813 W Main Street	No historic properties will be affected by the project
9/10/2019	915 W High Street	No historic properties will be affected by the project
9/10/2019	E. Miller Street & Chestnut Street Sidewalk Improvement	No historic properties will be affected by the project

e. Training and Conferences:

List the training seminars and conferences, and the commission members who attended, as well as resource persons presenting workshops or other special information to the commission.

Date	Location	Description of Event and Commissioners Attending
5/3/2019 & 5/4/2019	DNR Building, Jefferson City, MO	CAMP Training Gail Jones,

f. Public Education and Outreach:

Public education and outreach may include neighborhood informational meetings; special events; house tours; and other activities designed to involve and educate the public in preservation. Attach copies of news releases, news articles, flyers announcing events; etc., if not previously submitted to the SHPO.

Date	Description of Event
5/15/2018	Heritage Week Activities
5/15/2018	2019 Local Landmark Designations Award Ceremony
5/15/2018	Gregory Stockard Distinguished Service Award Presentation –
5/15/2018	Heritage Art Contest

6. Comprehensive Preservation Plan/Preservation Component to City Masterplan:

This may be addressed by a brief discussion of any revisions that have been made to the comprehensive plan submitted as part of the certification request, or submit a copy of the revised document if not previously submitted to the SHPO.

The City of Jefferson is in the process of adopting its first Historic Preservation Plan. The city received financial assistance from the Historic Preservation Fund (HPF) to contract out Heritage Strategies, LLC to draft a living document that will provide a focused, integrated approach to historic preservation activities for the next twenty years.

The final draft of the plan was completed September 30, 2019. It is anticipated that the Historic Preservation Plan will be adopted as the preservation planning element within the 2020 Comprehensive Plan.

A copy of the Historic Preservation Plan was submitted to the SHPO in accordance to HPF requirements.

7. Historic Properties Inventory:

Identify all individual properties that have been added to the historic properties inventory, either individually or as components of a district, since transmittal of your local community’s last CLG Annual Report to the SHPO. Indicate if the properties were identified as a local project or as part of a Historic Preservation Fund (HPF) grant project.

Property	Address	Property Type	Local/HPF
Residential	100 E Circle Dr	District	HPF
Residential	103 E Circle Dr	District	HPF
Residential	104 E Circle Dr	District	HPF
Residential	105 E Circle Dr	District	HPF
Residential	106 E Circle Dr	District	HPF
Residential	108 E Circle Dr	District	HPF
Residential	109 E Circle Dr	District	HPF
Residential	110 E Circle Dr	District	HPF
Residential	111 E Circle Dr	District	HPF
Residential	112 E Circle Dr	District	HPF
Residential	114 E Circle Dr	District	HPF
Residential	115 E Circle Dr	District	HPF
Residential	116 E Circle Dr	District	HPF
Residential	117 E Circle Dr	District	HPF
Residential	118 E Circle Dr	District	HPF
Residential	119 E Circle Dr	District	HPF
Residential	120 E Circle Dr	District	HPF
Residential	121 E Circle Dr	District	HPF
Residential	122 E Circle Dr	District	HPF
Residential	123 E Circle Dr	District	HPF
Residential	124 E Circle Dr	District	HPF
Residential	126 E Circle Dr	District	HPF
Residential	127 E Circle Dr	District	HPF
Residential	128 E Circle Dr	District	HPF

Residential	129 E Circle Dr	District	HPF
Residential	130 E Circle Dr	District	HPF
Residential	131 E Circle Dr	District	HPF
Residential	132 E Circle Dr	District	HPF
Residential	134 E Circle Dr	District	HPF
Residential	135 E Circle Dr	District	HPF
Residential	136 E Circle Dr	District	HPF
Residential	138 E Circle Dr	District	HPF
Residential	140 E Circle Dr	District	HPF
Residential	142 E Circle Dr	District	HPF
Residential	1900 N Circle Dr	District	HPF
Residential	1901 N Circle Dr	District	HPF
Residential	1902 N Circle Dr	District	HPF
Residential	1903 N Circle Dr	District	HPF
Residential	1904 N Circle Dr	District	HPF
Residential	1905 N Circle Dr	District	HPF
Residential	1906 N Circle Dr	District	HPF
Residential	1907 N Circle Dr	District	HPF
Residential	1908 N Circle Dr	District	HPF
Residential	1910 N Circle Dr	District	HPF
Residential	1911 N Circle Dr	District	HPF
Residential	1913 N Circle Dr	District	HPF
Residential	1914 N Circle Dr	District	HPF
Residential	1920 N Circle Dr	District	HPF
Residential	1922 N Circle Dr	District	HPF
Residential	1924 N Circle Dr	District	HPF
Residential	1925 N Circle Dr	District	HPF
Residential	1926 N Circle Dr	District	HPF
Residential	1927 N Circle Dr	District	HPF
Residential	1928 N Circle Dr	District	HPF

Residential	1930 N Circle Dr	District	HPF
Residential	1917 S Circle Dr	District	HPF
Residential	1919 S Circle Dr	District	HPF
Residential	1921 S Circle Dr	District	HPF
Residential	1922 S Circle Dr	District	HPF
Residential	1923 S Circle Dr	District	HPF
Residential	1925 S Circle Dr	District	HPF
Residential	103 W Circle Dr	District	HPF
Residential	105 W Circle Dr	District	HPF
Residential	109 W Circle Dr	District	HPF
Residential	110 W Circle Dr	District	HPF
Residential	111 W Circle Dr	District	HPF
Residential	112 W Circle Dr	District	HPF
Residential	113 W Circle Dr	District	HPF
Residential	114 W Circle Dr	District	HPF
Residential	115 W Circle Dr	District	HPF
Residential	116 W Circle Dr	District	HPF
Residential	117 W Circle Dr	District	HPF
Residential	118 W Circle Dr	District	HPF
Residential	119 W Circle Dr	District	HPF
Residential	120 W Circle Dr	District	HPF
Residential	121 W Circle Dr	District	HPF
Residential	122 W Circle Dr	District	HPF
Residential	123 W Circle Dr	District	HPF
Residential	125 W Circle Dr	District	HPF
Residential	127 W Circle Dr	District	HPF
Residential	129 W Circle Dr	District	HPF
Residential	131 W Circle Dr	District	HPF
Residential	132 W Circle Dr	District	HPF
Residential	133 W Circle Dr	District	HPF

Residential	134 W Circle Dr	District	HPF
Residential	135 W Circle Dr	District	HPF
Residential	136 W Circle Dr	District	HPF
Residential	1502 Hayselton Dr	District	HPF
Residential	1503 Hayselton Dr	District	HPF
Residential	119 Lavinia St	District	HPF
Residential	121 Lavinia St	District	HPF
Residential	123 Lavinia St	District	HPF
Residential	127 Lavinia St	District	HPF
Residential	128 Lavinia St	District	HPF
Residential	129 Lavinia St	District	HPF
Residential	130 Lavinia St	District	HPF
Residential	131 Lavinia St	District	HPF
Residential	132 Lavinia St	District	HPF
Residential	1600 W Main St	District	HPF
Residential	1602 W Main St	District	HPF
Residential	1604 W Main St	District	HPF
Residential	1606 W Main St	District	HPF
Residential	1612 W Main St	District	HPF
Residential	1616 W Main St	District	HPF
Residential	1618 W Main St	District	HPF
Residential	1624 W Main St	District	HPF
Residential	1626 W Main St	District	HPF
Residential	1628 W Main St	District	HPF
Residential	1630 W Main St	District	HPF
Residential	1700 W Main St	Individual/District	HPF
Residential	1702 W Main St	District	HPF
Residential	1704 W Main St	Individual/District	HPF
Residential	1708 W Main St	District	HPF
Residential	1710 W Main St	District	HPF

Residential	1714 W Main St	District	HPF
Residential	1716 W Main St	District	HPF
Residential	1718 W Main St	District	HPF
Residential	1720 W Main St	District	HPF
Residential	1722 W Main St	District	HPF
Residential	1726 W Main St	District	HPF
Residential	1728 W Main St	District	HPF
Residential	1730 W Main St	District	HPF
Residential	1732 W Main St	District	HPF
Residential	1802 W Main St	District	HPF
Residential	1804 W Main St	District	HPF
Residential	1808 W Main St	District	HPF
Residential	1810 W Main St	District	HPF
Residential	1812 W Main St	District	HPF
Residential	1814 W Main St	District	HPF
Residential	1904 W Main St	District	HPF
Residential	1906 W Main St	District	HPF
Residential	1908 W Main St	District	HPF
Residential	1910 W Main St	District	HPF
Residential	1912 W Main St	District	HPF
Residential	1914 W Main St	District	HPF
Residential	1916 W Main St	District	HPF
Residential	1918 W Main St	District	HPF
Residential	1920 W Main St	District	HPF
Residential	1922 W Main St	District	HPF
Residential	1924 W Main St	District	HPF
Residential	1926 W Main St	District	HPF
Residential	1930 W Main St	District	HPF
Residential	204 Ware St	District	HPF

8. Historic Preservation Incentives:

a. Local Tax Incentives Program:

During the reporting period, did your local government have a tax incentive program/process under local law that could be used to benefit (directly or indirectly) historic properties? If yes, please give a brief description of the tax incentive program and how many historic properties your local government assisted during the current reporting period.

Residential Tax Reimbursement Incentive – The City of Jefferson has authorized a real estate tax reimbursement incentive program to enhance, encourage and support reinvestment in the City's core. Maximum tax reimbursement incentive is \$2,000.00 per year for 5 years. Requests for reimbursement shall be submitted to the Department of Planning and Protective Services no later than June 30 each year.

The owner shall agree to permit the City to recapture the full amount of any tax reimbursement made if the owner ceases occupying the property as the owner's primary residence within 5 years of the date when the owner first becomes eligible to participate in the program. The owner shall further agree to permit the City to assert a lien on the real estate in form of a Deed of Trust in the amount of the previous year real estate tax amount times five as an estimate of reimbursements made to the property owner.

Eligible Real Estate:

1. Areas of eligibility include Old Town and East Side District. Reinvestment Incentive Area Boundary Map can be viewed here: <http://www.midmogis.org/ReinvestmentAreas/> .
2. The residential structure located on real property constructed before December 31, 1959.
3. Residential Structure includes owner occupied single family dwelling or dwelling constructed as a duplex containing no more than two residential units.
4. The real property was purchased from a third party in a good faith, arms-length transaction.
5. The residential structure has either been vacant or used for some other purpose other than exclusively owner-occupied residence during 180 days preceding the date of purchase.
6. The real property has a fair market value of no more \$150,000.00 at the time of purchase.
7. The property has not been previously assisted with the program for the past 10 years.
8. The property does not have any delinquent taxes, liens, assessments or other fees due to the City.
9. The eligible structure is occupied as the owner's primary residence for 5 years following purchase.

During the 2019 program year a total of 10 properties were approved for participation in this program. Since this program's inception over 101 properties have participated.

b. Local "Bricks and Mortar" Grants/Loans Program:

During the reporting period, did your community have a local government-funded grants/loans program that could be used for rehabilitating/restoring/preserving historic properties? If yes, please give a brief description of the bricks and mortar program and how many historic properties your local government during the current reporting period.

Adoptive Reuse Incentive - The City of Jefferson has authorized an Adaptive Reuse program to enhance, encourage and support reinvestment in the City's core. The purpose of this program is to bring vacant buildings which have outlived their original residential purpose and adapt the building for new uses while retaining their historic features.

The incentive comes in the form of tax reimbursement. Maximum tax reimbursement incentive is \$2,000.00 per year for 2 years. Requests for reimbursements shall be submitted to the Department no later than June 30th each year.

The owner of the real estate shall agree to permit the City to recapture the full amount of any tax reimbursements made if the property ceases to be occupied within 5 years of the date when the owner first becomes eligible to participate in the program. The owner shall further agree to permit the City to assert a lien on the real estate in form of a Deed of Trust in the amount of the \$4,000.00 made to the property owner.

Eligible Real Estate:

1. Real estate must be entirely situated within the corporate limits of the City.
2. The residential structure located on real property constructed before December 31, 1959.
3. The residential structure is vacant, and has been continuously vacant for a period of at least 180 days.
4. The real property including the residential structure has a fair market value of at least \$40,000.00 at the time of purchase.
5. Property is included in one of the adopted neighborhood plans and the proposed use of the property is in compliance with such plan.
6. The property does not have any delinquent taxes, liens, assessments, or other fees due to the City.
7. Property is ineligible to participate in other Neighborhood Reinvestment Act Programs.
8. Owner(s) have committed to spending no less than \$10,000.00 for rehabilitation of the property.
9. Improvement projects must meet [appearance guidelines](#) published by the Historic Preservation Commission.
10. Plans for building/facade improvements must be approved by the Facade Improvement Committee.

No properties were assisted with this program in 2019.

Commercial Façade Improvement Incentive - The City of Jefferson has authorized a Commercial Façade Improvement program to enhance the aesthetics of the City by improving the facades of older commercial buildings. The incentive is in a form of a tax reimbursement.

Maximum tax reimbursement incentive is \$3,000.00 per year for 3 years. If the upper floors of the building are also in occupied as residential or commercial space, the owner may apply for and receive tax reimbursement for an additional two years. Requests for reimbursements shall be submitted to the Department no later than June 30th each year.

The first year an owner may be eligible for real estate tax reimbursement shall be either the year in which the owner completes the approved façade improvements to the property, or the following year, at the owner's election. The tax reimbursement shall be pro-rated, if the owner chooses to select the year of completed façade improvement as first year of reimbursement.

Eligible Real Estate

1. Areas of eligibility include Old Town District. [Reinvestment Incentive Area Boundary Map](#).
2. The property must be in a commercial zone and the building to be improved must be used, at the time the application is made, for a purpose which would require a commercial zone.
3. The structure located on real property constructed before December 31, 1959.
4. The real property including the structure has a fair market value of \$40,000.00 at time of application.
5. The property does not have any delinquent taxes, liens, assessments, or other fees due to the City.
6. Owner(s) have committed to spending no less than \$10,000.00 for rehabilitation of the property.
6. Improvement projects must meet [appearance guidelines](#) published by the Historic Preservation Commission.
8. Plans for building/façade improvements must be approved by the Façade Improvement Committee.

During the 2019 program year a total of 3 properties were approved for participation in this program. Since this program's inception over 50 properties have participated.

Rental Façade Improvement Program - The City of Jefferson has authorized a Rental Façade Improvement program to enhance the aesthetics of the City by improving the exterior appearance and condition of neighborhood residential rental properties.

The Rental Façade Program assists landlords to complete façade improvements by reimbursing up to 50% of the cost of improvements to the building. Exterior façade improvements must be significant, exceeding \$10,000. The City will reimburse \$5,000 for single family and up to \$10,000 for duplex. The landlord/property owner must submit documentation showing ability to fund project in its entirety as this is a reimbursement program. Renovations started or completed prior to application approval are ineligible for reimbursement.

The owner of the real estate shall agree to permit the City to recapture the full amount of any reimbursements made if the property ceases to be occupied within 5 years of the date when the owner first becomes eligible to participate in the program. The owner shall further agree to permit the City to assert a lien on the real estate in form of a Deed of Trust in the amount of funds made to the property owner.

Eligible Real Estate

1. Areas of eligibility include Old Town and East Side District. [Reinvestment Incentive Area Boundary Map](#)
2. The residential structure located on real property constructed before December 31, 1959.
3. The detached single family or two unit duplex is utilized as rental property.
4. Exterior improvements must be significant, exceeding 10,000.00. Landscaping improvements are ineligible.
5. Improvement projects must meet [appearance guidelines](#) published by the Historic Preservation Commission.
6. Plans for building/façade improvements must be approved by the Façade Improvement Committee.
7. The property does not have delinquent taxes, liens, assessments, or other fees due to the City.

Funding for the 2019 program year was not available. Since its inception in 2014, eight properties have completed the program.

9. Local Property Acquisition Program:

During the reporting period, aside from eminent domain, did your local government have a program that could be used to acquire (and/or help others acquire) historic properties in whole or in part through purchase, donation, or other means? If yes, during this reporting period, how many historic properties did your local government acquire (and/or help others to acquire) in whole or in part through purchase, donation, or other means?

During the reporting time frame there were no program aiding acquisitions through purchase, donation, or other means.