

CERTIFIED LOCAL GOVERNMENT PROGRAM
ANNUAL REPORT

City of Jefferson

Historic Preservation Commission Activities

October 1, 2015 through September 30, 2016

Prepared by

Jayne Abbott, Neighborhood Services Manager

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

TABLE OF CONTENTS

- 1. Introduction**
- 2. Historic Preservation Commission Membership**
- 3. Scheduled Meetings Held and Attendance Records**
- 4. Subcommittees and Study Groups**
- 5. Commission Activities:**
 - a. Landmarks Designations**
 - b. District Designations**
 - c. National Register Nominations Reviewed**
 - d. Cases Reviewed and Decisions**
 - e. Training and Conferences**
 - f. Public Education and Outreach**
- 6. Comprehensive Historic Preservation Plan**
- 7. Historic Properties Inventory Status**
- 8. Historic Preservation Financial Incentives**
 - a. Local Tax Incentives Program**
 - b. Local “Bricks and Mortar” Grants/Loans Program**
- 9. Local Property Acquisition Program**
- 10. Local Design Review/Regulatory Compliance Program**

Certified Local Government Program Annual Report

1. Introduction:

Please attach a paragraph including the date of certification, a brief history of City 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. The commission developed a Preservation Plan, and continues to work on the goals outlined in the plan.

During 2016, the City of Jefferson Historic Preservation Commission (CJHPC) reviewed twenty-nine (29) demolition applications and eleven (11) Section 106 reviews for federally funded projects. Compared to 2015, the demolition application review increased by twelve (12). The increased number of demolition applications may be associated with the vacant/abandoned registry and enforcement.

Future activities of the CJHPC will focus on continuing to accomplish goals identified in the Preservation Plan. During the coming year the commission will focus on Historic City of Jefferson's proposed demolition ordinance, Capitol Ave Overlay District & East High Street Overlay District and Qualifications for Chapter 99 (LCRA) Designation of the East Capitol Avenue area.

2. Historic Preservation Commission Membership:

List Commission members, dates of appointment and expiration, and, as applicable, professionals in a preservation related field such as historical architect, architectural historian, or others as defined in 36 CFR 61.

Member Name	Appointed	Expires	Preservation Related Field (as applicable)
Arturo Hernandez (Chairman)	02/12	02/16	Active Citizen (Lawyer)
Jane Moore (Vice Chairman)	12/10	12/15	Active Citizen
Mary Schantz (Secretary)	06/13	12/15	Active Citizen
Bill Case	12/10	12/15	Active Citizen
Brent Hemphill	08/13	12/16	Active Citizen
Sarah Hoeller	09/15	12/15	Active Citizen
Kevin Kelly	12/14	12/17	Active Citizen (Civil Engineer)
Terri Rademan	05/15	12/17	Active Citizen
Douglas Record	05/13	12/16	Registered Architect

3. Scheduled Meetings Held and Attendance:

Member Name	Oct 13	Nov 12	Dec 9	Jan 12	Feb 9	Mar 8	Apr 19	May 10	June 7 *	June 14	July 12	Aug 3*	Aug 9	Aug 30*	Sept 13	Sept 27*
Arturo Hernandez (Chairman)	Cancelled	X	X	X	X	X	X	X	X	X	X	X	X	-	X	
Jane Moore (Vice Chairman)	Cancelled	X	X	X	X	X	-	X	X	X	-	-	X	X	X	
Mary Schantz (Secretary)	Cancelled	X	X	X	X	X	-	X	X	-	X	X	-	X	X	
Bill Case	Cancelled	X	X	-	X	X	X	-	-	X	X	X	X	X	X	
Brent Hemphill	Cancelled	X	X	X	-	-	-	-	-	X	X	X	X	-	-	
Sarah Hoeller	Cancelled	X	X	-	X	X	-	X	X	X	X	X	X	X	-	
Kevin Kelly	Cancelled	X	X	X	-	X	X	-	X	X	-	-	X	X	-	
Terri Rademan	Cancelled	X	-	X	X	X	X	X	X	X	-	X	-	X	X	
Douglas Record	Cancelled	X	X	X	X	X	X	X	X	X	-	X	X	X	X	

***denotes a special meeting**

4. Subcommittees and Study Groups:

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

Historic City of Jefferson Proposed Demolition Ordinance –

During 2016, the City of Jefferson Historic Preservation Commission (CJHPC) continued to review the proposed Historic City of Jefferson demolition ordinance by working with city staff in drafting their own draft of the demolition ordinance. In August 2016, a subcommittee was formed with the sole purpose of furthering the CJHPC's demolition ordinance. As of September 30, 2016, the subcommittee anticipated having a finished product in early 2017. At that time the draft demolition ordinance will go before the City of Jefferson Public Works and Planning Committee for review and recommendation to the City Council.

Capitol Avenue and East High Street Rezoning and Overlay Districts

The Planning Division of the City of Jefferson held a neighborhood informational meeting regarding a staff proposal to rezone and establish overlay districts/building design standards for portions of the Central Eastside Neighborhood. The plans for the neighborhood envision the rezoning of the area from its current patchwork of commercial and multi-family zoning districts to mixed use districts that better reflect the mix of land uses that exist in the area. And the establishment of overlay districts with building design standards that reflect the historic architecture of the existing buildings in the area. East High Street, McCarty Street, and portions of Lafayette Street are envisioned as extensions of downtown, with storefront architecture and building design such as that found in downtown Jefferson City.

The zoning and overlay district plans are based on the recommendations of the Central Eastside Neighborhood Plan, which was adopted in 2006 in anticipation of the redevelopment plans for the Missouri State Penitentiary and increased interest in redevelopment in the area.

Neighborhood Information meetings were held on April 21, 26 and 28 at City Hall. Comments and feedback were collected on the rezoning/overlay district plans for the area. Meeting materials were posted on April 21, 2016 on the Planning and Zoning Division website at www.jeffersoncitymo.gov/government/planning/index.php. Planning Staff are still compiling comments and amending proposed rezoning and overlay districts. Anticipate items going to council in early 2017.

Capitol Avenue Blight Study

The East Capitol Avenue environs have been the subject of scrutiny over many years, due to the presence of numerous highly visible, deteriorating properties mostly within the [Capitol Avenue Historic District](#). Over the years, the area has been subject of intense code enforcement activity, including moving tall grass, removing brush, securing doors and windows, building repairs and demolition. As a result of the inability to incentivize the repair and maintenance of a significant number of structures through typical code enforcement methods, the City looked to a remedy outlined in the Central East Side Plan, and in the Planning Department's initial Abandoned Building Report in 2014, which referenced using powers granted to the Land Clearance for Redevelopment Authority to acquire blighted properties. A "blight" study was commissioned early 2016 by the City, and funded by the LCRA. The study "Qualifications for Chapter 99 (LCRA) Designation was presented to the LCRA Board of Commission by consultant Peckham, Guyton, Albers and Viets (PGAV Planners) on August 16, 2016.

A portion of the study area was included in a prior urban renewal plan, however, upon reviewing the report prepared by PGAV Planners, the LCRA Board of Commissioners subsequently determined that a new urban renewal plan should be prepared to address the conditions. It is anticipated that the new urban renewal plan will go before the Planning & Zoning Commission to determine conformance with the City's general plan and to make any suggested changes within the new urban renewal plan. The urban renewal plan will go back to the LCRA Board of Commissioners for final changes and then go before the City Council for adoption.

Façade Committee – Jane Moore and Arturo Hernandez are members of the City's Façade Committee. The purpose of the committee is to review applications and provide input for the City funded Neighborhood Reinvestment Act Part II - Commercial Old Town Façade Improvement Tax Reimbursement Program and Rental Façade Improvement Program. The Commercial program provides tax incentives from 3-5 years of their total property tax up to \$3,000 for façade renovations. And the Rental Façade program helps landlords with rental residential properties by paying for 50% of the cost of improvements to façades of eligible buildings, up to \$5,000 per unit with a maximum of \$10,000. The program guidelines requires that the exterior improvements must be consistent with the appearance of the building as originally constructed; consistent with the appearance of other buildings in the vicinity as originally constructed in JC at the same time or prior to 1959; and/or consistent with the present appearance of other buildings on the same block which were constructed at approximately the same time. Additional program requirements can be viewed at www.jeffersoncitymo.gov/government/redevelopment_and_grants/index.php. During 2016, the façade committee met four times and approved four applications. All properties are located in the [Old Town Revitalization Area](#).

Abandoned/Vacant Buildings – During the program year the abandoned/vacant buildings continued to be a big topic for the historic preservation groups. The issue of abandoned/vacant buildings is not something that happened overnight. Instead the issue has slowly grown over the years and was brought to light in 2014. In 2012, the City implemented the Abandoned Building Registration program with identification and nomination of 107 properties, including 21 properties owned by one individual.

“Abandoned structured” means any building, including an accessory building, which 1) has been unoccupied for a period of at least ninety (90) consecutive days; and 2) also meets at least two of the following conditions:

- (1) is not secured; or
- (2) is fire damaged to an extent which prohibits safe human occupancy; or
- (3) is the site of loitering or vagrancy; or
- (4) demonstrates a lack of property maintenance and upkeep as evidenced by one or more violations of the City Code; or
- (5) has been boarded up for at least ninety (90) days; or
- (6) has taxes in arrears to the City for a period of time exceeding 365 days; or
- (7) has water and/or electricity that has been disconnected; or
- (8) is structurally unsound; or
- (9) is a potential hazard or danger to persons.

Property owners are required to complete an “Abandoned Buildings Registration” form and pay a \$150.00 registration fee. Then the owner must pay \$40 per month that the property remains on the abandoned/vacant buildings list.

The subject of vacant and/or abandoned buildings is a fluid topic, in that the status of buildings on the list literally changes on a daily basis as staff enters updates into the City’s tracking software. The results of the abandoned building program over the past three years have shown excellent results. As of September 30, 2016, there were 96 active properties on the Abandoned Building Registry, with 16 properties buildings removed from the registry.

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
Hope Building	201 E High St	Local
Deputy Warden’s House	722 E Capitol Ave	Local
Farmers Home	701-703 Jefferson St	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
----------------------	-------------------------	--------------------------

No local districts were designated during the report period.

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
-------------	--------------------------	--------------------------------

No National Register of Historic Places was designated during the report period.

d. Cases Reviewed and Decisions Reached:

Include a brief discussion of the commission's review responsibilities. Otherwise, this information may be presented in summary form as follows:

According to Code Section 8-32 any application for demolition or removal shall be subject to a sixty (60) day review period by the CJHPC, except any application made to demolish or remove any building, structure or humanly constructed object built less than fifty (50) years prior to the date of application, which shall have been determined to have no historic or architectural significance by the Department of Planning and Protective Services under the criteria set out in paragraph C. Any recommendation by the CJHPC shall be advisory only. Nothing in this section shall be construed so as to prohibit the building commissioner from acting under any emergency provisions of Chapter 8 of the Code of the City of Jefferson, Missouri. (Ord. No. 12941, §1, 6-21-99; Ord. No. 13106, §1, 9-5-2000)

	Date	Property/Address	Recommendation and Decisions
1	11/12/15	806 Jefferson St	Recommended Approval
2	11/12/15	623-625 W McCarty St	Recommended Approval
3	11/12/15	1119 Jefferson St	Not Recommended for Approval
4	11/12/15	1108 Oak St	Recommended Approval
5	11/12/15	1110 Oak St	Recommended Approval
6	11/12/15	1112 Oak St	Recommended Approval
7	11/12/15	1114 Oak St	Recommended Approval
8	11/12/15	1120 Oak St	Recommended Approval
9	12/09/15	1119 Jefferson St	Recommended Approval
10	01/12/16	1511 Hayselton St	Recommended Approval
11	01/12/16	1409 E Miller St	Dangerous Building Regulation
12	02/09/16	1112 Jackson St	Dangerous Building Regulation
13	02/09/16	1207 E McCarty St	Dangerous Building Regulation
14	02/09/16	422 E High St	Dangerous Building Regulation
15	02/09/16	311 Cherry St	Dangerous Building Regulation
16	02/09/16	216 Argonne	Dangerous Building Regulation
17	03/08/16	603 Madison St	Recommended Approval

18	06/14/16	1723 & 1725 W Main St Garage Only	Recommended Approval
19	06/14/16	2821 S Ten Mile Dr	Recommended Approval
20	06/14/16	2827 S Ten Mile Dr	Recommended Approval
21	07/12/16	400 W Dunklin	Recommended Approval
22	07/12/16	434 Boonville Rd	Recommended Approval
23	07/12/16	620 Locust St	Recommended Approval
24	07/12/16	2500 Tanner Bridge	Recommended Approval
25	07/12/16	608 Ohio St	Recommended Approval
26	08/09/16	713 Washington	Not Recommended Approval
27	08/30/16	1106 Myrtle	Recommended Approval
28	09/13/16	1200 Myrtle	Recommended Approval
29	09/13/16	1414 Swifts Hwy	Recommended Approval

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
1	05/10/16	802 Montana	No Adverse Effects
2	05/10/16	917 Moreau Dr	No Adverse Effects
3	05/10/16	415 Lark St	No Adverse Effects
4	05/10/16	610 Waverly	No Adverse Effects
5	05/10/16	1020 Oak St	No Adverse Effects
6	05/10/16	1205 W Main St	No Adverse Effects
7	05/10/16	1009 Holly St	No Adverse Effects
8	06/14/16	1321 Gordon Ct	No Adverse Effects
9	07/12/16	2813 Kenborg Hills Rd	No Adverse Effects
10	08/09/16	1214 Cottage Lane	No Adverse Effects
11	09/13/16	900 Block Sidewalk Installation	No Adverse Effects

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
10/28/2015	City Hall	Heritage Council - Members from Historic Jefferson City; HJC Foundation; Cole County Historical Society, etc. all met to discuss ways that the groups can work together on local issues.
01/27/2016	City Hall	Heritage Council - Members from Historic Jefferson City; HJC Foundation; Cole County Historical Society, etc. all met to discuss ways that the groups can work together on local issues. Jayme Abbott, Neighborhood Services Manager; Bill Case and Mary Schantz Secretary attended the meeting.
04/20/2016	Avenue HQ	Heritage Council - Members from Historic Jefferson City; HJC Foundation; Cole County Historical Society, etc. all met to discuss ways that the groups can work together on local issues. Mary Schantz Secretary attended the meeting.
05/13/2016	Lewis & Clark DNR Office Bldg	2016 Missouri Certified Local Government Forum – Janice McMillan, Director, Jayme Abbott, Neighborhood Services Manager, Mary Shantz & Doug Record, CJHPC Members attended.
07/13/2016	Marmaduke House	Heritage Council - Members from Historic Jefferson City; HJC Foundation; Cole County Historical Society, etc. all met to discuss ways that the groups can work together on local issues. Jayme Abbott, Neighborhood Services Manager and Mary Schantz Secretary attended the meeting.

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
5/17/2016	Heritage Week Activities
5/17/2016	2016 Local Landmark Designations Award Ceremony
5/17/2016	Greg Stockard Distinguished Service Award Presentation – Jenny Smith
5/17/2016	Heritage Essay Contest
5/17/2016	Heritage Art Contest
6/17/2016	Historic Foot District Commemorative Plaque Dedication Ceremony

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.

There were no revisions made to the comprehensive plan during the report period

7. Historic Properties Inventory:

Identify all individual properties that have been added to the historic properties inventory, either as individually or as components of a district. Indicate if the properties were identified as a local project or as part of a HPF grants project.

Property	Address	Property Type	Local/HPF
-----------------	----------------	----------------------	------------------

There were no new properties added to the historic properties inventory during the report period.

8. Historic Preservation Incentives:

The following programs can be found on our website at http://www.jeffersoncitymo.gov/government/redevelopment_and_grants/neighborhood_reinvestment_act.php.

a. Local Tax Incentives Program:

During the reporting period, did your community 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.

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 \$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 2016.

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 prorated, 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 2016 program year a total of 2 properties participated in this program. Since it's inception over 40 properties have participated in the program.

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.

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.

During the 2016 program year a total of 3 properties participated in this program. Two properties were approved and anticipated to be completed in 2017.

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?

The City of Jefferson does not have a voluntary acquisition program.

10. Local Design Review/Regulatory Compliance Program:

During the reporting period, did your local government have an historic preservation regulatory law(s) (e.g., an ordinance requiring Commission/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)?

As mentioned earlier in the report, the City is looking at rezoning rezone and establishing an overlay districts/building design standards for portions of the Central Eastside Neighborhood. The plans for the neighborhood envision the rezoning of the area from its current patchwork of commercial and multi-family zoning districts to mixed use districts that better reflect the mix of land uses that exist in the area. And the establishment of overlay districts with building design standards that reflect the historic architecture of the existing buildings in the area. East High Street, McCarty Street, and portions of Lafayette Street are envisioned as extensions of downtown, with storefront architecture and building design such as that found in downtown Jefferson City.

The zoning and overlay district plans are based on the recommendations of the Central Eastside Neighborhood Plan, which was adopted in 2006 in anticipation of the redevelopment plans for the Missouri State Penitentiary and increased interest in redevelopment in the area.

Neighborhood Information meetings were held on April 21, 26 and 28 at City Hall. Comments and feedback were collected on the rezoning/overlay district plans for the area. Meeting materials were posted on April 21, 2016 on the Planning and Zoning Division website at www.jeffersoncitymo.gov/government/planning/index.php. Planning Staff are still compiling comments and amending proposed rezoning and overlay districts. Anticipate items going to council in early 2017.