

City of Sedalia Incentives for Historic Preservation Façade Grant Program

PURPOSE

The City of Sedalia's Façade Grant Program is designed to assist, facilitate and encourage historically appropriate improvements to existing buildings to preserve the integrity of its character defining features while also promoting further economic success within the boundaries of the **Central Business District** (see attached map). By adhering to the Secretary of the Interior's Standards, the City of Sedalia aims to further our commitment in retaining historic setting through the rehabilitation, restoration and maintenance of our buildings and structures.

REVENUE

The City of Sedalia will provide a standard reimbursement for 50% of the façade rehabilitation up to \$7500. Properties requiring additional funding beyond the standard reimbursement may be negotiated and are encouraged to apply. Funding is limited to the exterior street-facing façade of the building and does not include interior improvements. The rehabilitation or restoration project must be comprehensive in approach by addressing all exterior elements of the property.

PROCESS

Prior to applying for the City of Sedalia's Façade Grant Program, applicants must receive a certificate of appropriateness. This certificate is required for exterior façade improvements on all structures located within Sedalia's Commercial Historic District and for all new construction to include primary and accessory structures within the designated historic district on the historic district map. Certificates of appropriateness are reviewed by the Sedalia Historic Preservation Commission.

The City of Sedalia's Façade Grant Program is divided into three phases which correspond with Missouri's State Historic Preservation Office criteria for access to State Rehabilitation Tax Credits. The city's Downtown Specialist is responsible for communicating with building owners and developers to ensure each of the three phases is appropriately documented and completed.

Phases include:

➤ Part one, documentation – City staff will work with the property owner to research and record an overview of the building's history by utilizing historic

photographs, Sanborn Fire Insurance Maps, the National Register of Historic Places, among others. Following the historic documentation process, the Downtown Specialist will record the façade's current condition through photographs.

‣ Part two, scope of work – Downtown Specialist will consult with building owner to determine what treatments need to be done to ensure the building's structural integrity. Additionally, the Downtown Specialist will make recommendations to the building owner to ensure the historic nature of the façade is retained. During this phase, the building owner and the City of Sedalia will engage in a contract (see pages 2-3) to ensure agreed treatments are followed. Following this, the project is classified as either *Minimal*, *Moderate* or *Extensive* and given a corresponding deadline. Downtown Specialist will work with property owner to ensure proper building permits are acquired.

‣ Part three, completion of work – Following the conclusion of the project, the Downtown Specialist will ensure agreed work has been upheld by the building owner through photographic documentation. If appropriate work has been completed, the City of Sedalia will provide reimbursement per agreement.

CLASSIFICATION

Following in-depth correspondence with the city's Downtown Specialist during the Façade Grant Program's second phase, the project will be classified into three categories to determine the project's deadline for completion.

Categories include:

‣ Minimal – Project determined to require minor restorative treatments including, but not limited to, painting, tuck pointing, removing graffiti, re-glazing windows, etc. Projects in need building permits to install signage or awnings may also fall into the *Minimal* category. City staff will work with the building owner to ensure proper building permits are acquired. A project categorized as *Minimal* may also require minor repairs regarding the building's structural integrity. Projects determined to be *Minimal* in scope are required to be completed in **4 months or less** to avoid forfeit of the City of Sedalia's reimbursement.

‣ Moderate – Project determined to require a medium level of restorative treatments as well as further attention to structural concerns that necessitate more in-depth remediation. Such enhancements may include, but are not limited to, window or door repair/reconstruction, cornice repair, extensive tuck pointing, removing existing façade to uncover original, etc. Most projects under

the *Moderate* category will require building permits; city staff will ensure proper permits are acquired. *Moderate* façade projects are required to be completed in **8 months or less** to avoid forfeit of the City of Sedalia's reimbursement.

⇒ Extensive – Project determined to require considerable structural and cosmetic restorative treatments including, but not limited to, façade reconstruction, comprehensive structural repair, removal of source of deterioration, reconfiguring or updating of wiring, window and door reconstruction, etc. *Extensive* projects will require building permits in lieu of construction; city staff will ensure proper building permits are acquired. Projects determined to be *Extensive* in scope are required to be completed in **12 months or less** to avoid forfeit of the City of Sedalia's reimbursement.

CONTRACT

During the second phase of the City of Sedalia's Façade Grant Program, the building owner will engage in a contractual agreement with the city for **7 years**. During the life of the contract, the building owner will be subject to annual façade inspections to ensure maintenance is upheld. In the contract, the Downtown Specialist will make recommendations regarding appropriate maintenance activities to guarantee the façade's integrity for years to come. Should the building owner neglect building maintenance during the **7 years** following façade rehabilitation, the city reserves the right to initiate penalty claw-backs to recapture funding at prorated basis.

The contract agreement may be transferred prior to its **7 year** lifespan if the building is sold to a new owner. In the case of contract transfer refusal from the building owner, the city reserves the right to enact claw-backs to recapture prorated project funds.

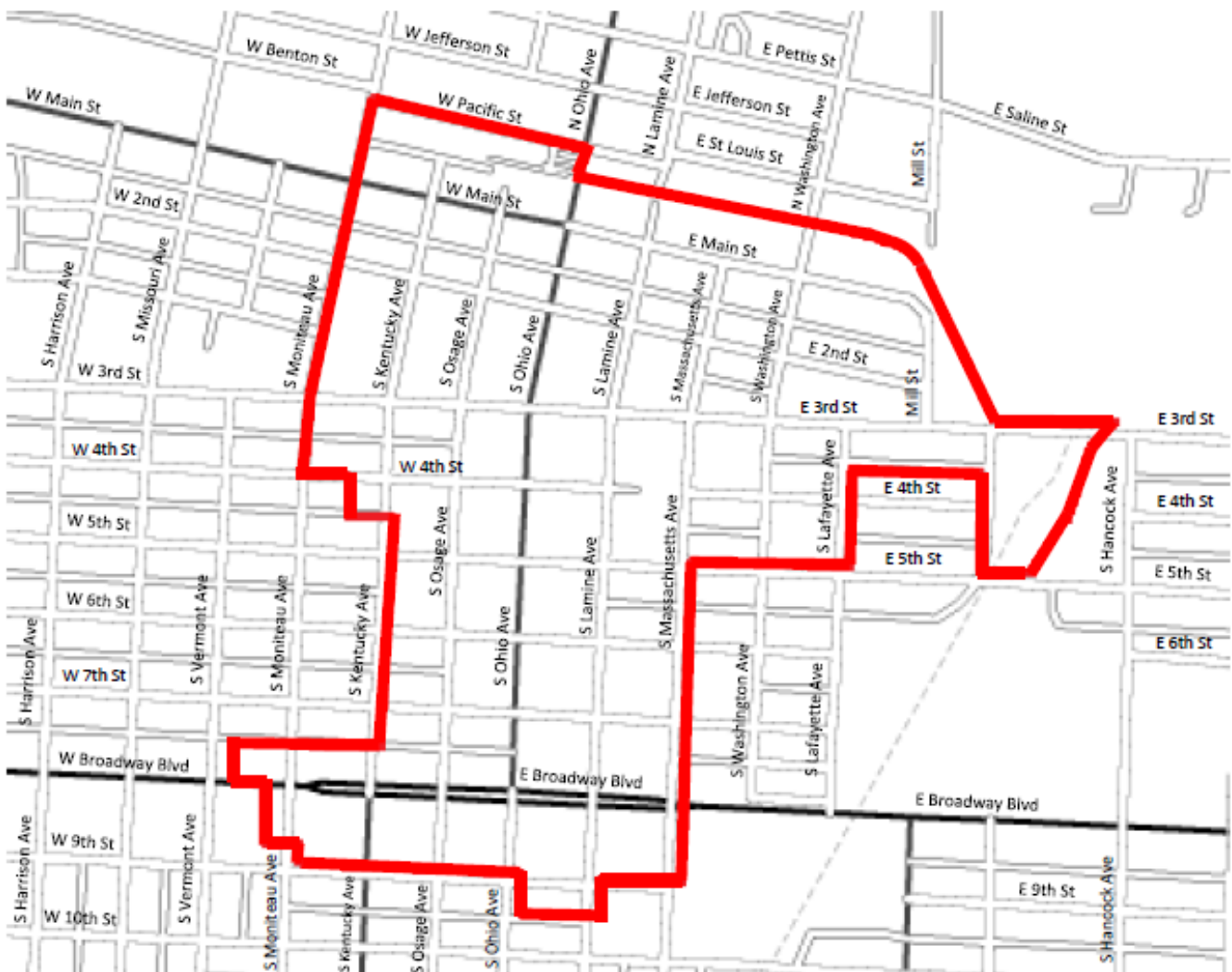
ADDITIONAL INFORMATION

If a building owner is in need of extensive attention to a building's structural integrity, the City of Sedalia's **Engineer Grant** may be applicable. If a building owner is interested in pursuing the restoration or rehabilitation of a building's interior, **State** and/or **Federal Historic Rehabilitation Tax Credits** may also be applicable. The Downtown Specialist will advise client on any possible funding options and act as the liaison between the building owner and third party participants.

For additional information regarding the City of Sedalia’s Façade Grant Program, Engineer Grant, State and/or Federal Historic Rehabilitation Tax Credits or for assistance in initiating your rehabilitation or restoration project, contact:

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Central Business Cultural District



■ Central Business Cultural District (CBCD) Boundary