



MISSOURI

DEPARTMENT OF ECONOMIC DEVELOPMENT

PLEASE CHECK ONE
<input checked="" type="checkbox"/> NEIGHBORHOOD PRESERVATION ACT
<input type="checkbox"/> HISTORIC PRESERVATION TAX CREDIT
<input checked="" type="checkbox"/> BOTH
LOG NUMBER (DED INTERNAL USE ONLY)
QUALIFYING/ELIGIBLE

HISTORIC PRESERVATION TAX CREDIT & NEIGHBORHOOD PRESERVATION TAX CREDIT – PRELIMINARY APPROVAL

PART 1A.

REQUESTOR

1. APPLICANT INFORMATION (PERSON OR ENTITY CLAIMING THE TAX CREDIT)

NAME

DEVELOPERS-COMplete THIS SECTION

Partnership
 General
 Limited

Corporation
 Regular
 Trust

Subchapter 8
 Limited Liability Company

HOMEOWNERS-COMplete THIS SECTION

Property Owner Other

NAME OF AUTHORIZED COMPANY OFFICIAL TITLE
 _____ Owner

MAILING ADDRESS

BUSINESS ADDRESS

CITY/TOWN

CITY/TOWN STATE ZIP CODE

STATE ZIP CODE

TELEPHONE FAX

TELEPHONE FAX

TAXPAYER IDENTIFICATION NUMBER (OR SOCIAL SECURITY NUMBER)

TAXPAYER IDENTIFICATION NUMBER (OR SOCIAL SECURITY NUMBER)

E-MAIL ADDRESS

E-MAIL ADDRESS

2. PROJECT CONTACT

Applicant Owner Other (Consultant, etc.)

NAME

ADDRESS †

CITY/TOWN STATE ZIP CODE

TELEPHONE (FAX

3. PROPERTY INFORMATION

NAME OF PROPERTY

ADDRESS

CITY/TOWN STATE ZIP CODE

COUNTY CENSUS TRACT CENSUS BLOCK

PROPERTY (CURRENT)
 Residential Commercial Residential/Commercial

PROPERTY (AFTER REHABILITATION)
 Residential Commercial Residential/Commercial

PROPERTY LEGAL DESCRIPTIONS

4. TYPE OF PROJECT

NEW CONSTRUCTION (NPA ONLY)		REHABILITATION (NPA and HTC)	
IS LOT CURRENTLY VACANT? <input type="checkbox"/> YES <input type="checkbox"/> NO IF YES, HOW LONG?		HOW OLD IS THE STRUCTURE? (PLEASE PROVIDE PROOF OF AGE) (NPA ONLY) 98 Years	
IS THERE A STRUCTURE TO BE DEMOLISHED? <input type="checkbox"/> YES <input type="checkbox"/> NO		IS PROPERTY ON NATIONAL REGISTER OR A DESIGNATED LOCAL HISTORICAL STRUCTURE? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
YES, HOW OLD IS THIS STRUCTURE? (PLEASE PROVIDE PROOF OF AGE)		PROVIDE PROOF OF ACQUISITION COST FOR 35% NPA AND HTC. \$1.00	
WHAT IS THE PROPERTY TAX CLASSIFICATION (CONTACT LOCAL ASSESSOR)			
HOW LONG HAS THIS PROPERTY HAD THE CURRENT CLASSIFICATION? (PROVIDE PROOF OF CLASSIFICATION)		% OF CREDIT APPROVED NPA Rehabilitation <input type="checkbox"/> 25 <input type="checkbox"/> 35 NPA New Construction <input type="checkbox"/> 15 Historic Preservation <input type="checkbox"/> 25 NPA and HTC <input type="checkbox"/> 20 <input type="checkbox"/> 25	

5. PRELIMINARY TAX CREDIT REQUEST

Anticipated cost of rehabilitation or construction.

YEAR	AMOUNT	YEAR	AMOUNT
2005	\$318,325.00		
YEAR	AMOUNT	ANTICIPATED TOTAL COST OF PROJECT (INCLUDE ALL YEARS) \$318,325.00	
PROJECT START DATE		PROJECT COMPLETION DATE	

6. PROJECT INFORMATION

ARE THERE OTHER FEDERAL OR STATE OF MISSOURI TAX CREDITS OR GRANTS BEING APPLIED TOWARD THIS PROJECT?
 YES NO

IF YES, WHICH FEDERAL OR STATE PROGRAM?

<input type="checkbox"/> Missouri Housing Development Commission	<input type="checkbox"/> Enterprise Zone
<input type="checkbox"/> State Historic Preservation Tax Credit Program	<input type="checkbox"/> Neighborhood Preservation Act Tax Credit Program
<input type="checkbox"/> Federal Historic Preservation Tax Credit	<input type="checkbox"/> Community Development Block Grant
<input type="checkbox"/> Other (please specify)	

ANTICIPATED NUMBER OF HOUSING UNITS TWO	ANTICIPATED NUMBER OF BUSINESSES
PERCENT OF HOUSING UNITS OWNER-OCCUPIED 100%	
WILL THE PROPERTY RECEIVE TAX ABATEMENT? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	IF YES, FOR HOW LONG? 10 YEAR CITY REAL ESTATE TAX ABATEMENT

I hereby apply for preliminary approval to proceed with the above described work for which I intend to claim a state income tax credit for neighborhood preservation and/or historic preservation. I attest that I am the property's owner and that the information I have provided is, to the best of my knowledge, true and correct. I hereby agree to allow representatives of the Department of Economic Development and/or Missouri Department of Natural Resources, State Historic Preservation Office access to the property as may be necessary and reasonable for the approval of the proposed work.

SIGNATURE	DATE

PART 1B.

Detailed Description of Work: Includes site work, new construction, alterations, etc. Complete blocks below.

ITEM NUMBER: 1

Describe existing feature and its condition:

MASONRY AND FOUNDATIONS: The foundation is of limestone rubble. It is for the most part in good, sound structural condition, but in need of tuckpointing. The exterior brick surfaces are in fair to poor condition. Front sidewalks in poor condition. Some marble at front entry is broken and in need of repair/replacement.

Describe work and proposed impact on existing feature.

The foundation will be tuckpointed as needed on both interior and exterior surfaces. Minor repairs to interior concrete after sewer and water line replacement, if needed. The front of the building will be "restoration cleaned" and tuckpointed solid in original composition and color of mortar. Side walls shall be "spot" tuckpointed as needed. The rear of the building will be raked and tuckpointed solid, in original mortar composition and color. The center brick parapet separating 1903 and 1905 McNair Avenue/Serbian Drive shall be extended and additional 12 inches to meet fire code for fee-simple townhouse production. Marble will be replaced or repaired as needed at front entry.

PHOTO NUMBER

A,B,C,EE,FF

DRAWING NUMBER. (IF NO PHOTO)

ESTIMATED REHABILITATION COSTS

\$33,000.00

ITEM NUMBER: 2

Describe existing feature and its condition:

WINDOWS AND DOORS: The building has been abandoned and the windows and doors have suffered damage and neglect. Many of the windows have broken panes and rotted stiles and side rails. Doors have suffered similarly, and there is damage to the door frames from forced entry. Much of the wood composition has suffered dry rot from lack of paint coverage.

Describe work and proposed impact on existing feature.

The old window sash will be removed. New windows to match historic profile to be installed in existing frames, where possible. Where the old frames are rotten, new members will be constructed to precisely match the originals. Wood doors at the front of the building will be repaired and repainted in historic colors. Rear doors and basement entry doors, while keeping an eye toward safety and security, will match as closely as possible the originals being replaced.

PHOTO NUMBER

D,E,F,G,HH,II,JJ,KK,LL

DRAWING NUMBER. (IF NO PHOTO)

ESTIMATED REHABILITATION COSTS

\$22,590.00

ITEM NUMBER: 3

Describe existing feature and its condition:

OFF STREET PARKING: There is currently no off-street parking at this building.

Describe work and proposed impact on existing feature.

Two new 1-car garages will be constructed at the rear/side of the property.

PHOTO NUMBER

N/A

DRAWING NUMBER. (IF NO PHOTO)

C1

ESTIMATED REHABILITATION COSTS

\$31,000.00

PART1B. – DESCRIPTION OF REHABILITATION (continuation)**ITEM NUMBER: 4****Describe existing feature and its condition:**

ROOF AND GUTTERING: The roof is in poor condition and is currently leaking. Where they remain, gutters and downspouts are in poor condition and in need of replacement.

Describe work and proposed impact on existing feature.

The roof will be removed and new built-up type flat roof installed. Guttering and downspouts in the same design, material and guage will be fabricated and installed throughout.

PHOTO NUMBER

H

DRAWING NUMBER (IF NO PHOTO)

A2

ESTIMATED REHABILITATION COSTS

\$12,775.00

ITEM NUMBER: 5**Describe existing feature and its condition:**

INTERIOR WALLS AND WOODWORK: Many of the existing plaster walls have been ruined by water damage from the leaky roof. None of the ceilings or walls are insulated. Interior wood casing and trim has been painted many times and is in poor condition. Many of the doors, while sometimes painted several times, are in fairly good condition. Original fireplace mantels, with one exception, have been removed. Original staircases leading to current second floor "flats" begin approximately twelve inches inside the front doors.

Describe work and proposed impact on existing feature.

Most of the old damaged plaster walls will be removed. This will allow the introduction of new systems, as well as insulation. New drywall will be installed throughout. Framing in the front rooms will be lateral, rather than perpendicular to, the existing exterior walls, to allow for a minimum loss of original room sizes. New millwork will be fabricated in the same profile as the original, stained and varnished to match original. New fireplace mantels will be constructed to replicate originals. Existing doors will be retained, stripped and re-finished. Historic hardware will be stripped, re-plated and re-installed. Staircases will be repaired as necessary, stripped and refinished as per plans. Setback of the stairs from front door shall be increased to approximately four feet to allow second floor access from the interior of the building.

PHOTO NUMBER

I,J,K,L,M,Q,S,V

DRAWING NUMBER (IF NO PHOTO)

ESTIMATED REHABILITATION COSTS

\$48,100.00

ITEM NUMBER: 6**Describe existing feature and its condition:**

PLUMBING, KITCHENS AND BATHROOMS: The existing sewer lines will be inspected with fiberoptic camera. Most drain lines are lead and cast-iron. Water and natural gas supply lines are old, galvanized or iron piping. All are in need of total replacement. Kitchens are obsolete and in poor condition, requiring complete replacement. Bathrooms are similarly in poor condition and in need of new fixtures.

Describe work and proposed impact on existing feature.

If, upon camera inspection, the sewer lines are defective, they will be completely dug up and replaced to the public utility lines. New PVC drain lines will be installed throughout. All new copper water supply lines to be installed and new gas lines run to all gas appliances. Kitchens will be equipped with new fixtures and appliances. New cabinetry in historic style to be installed. New bathroom fixtures to be installed, giving priority to fixtures designed in historic styles, including pedestal sinks with matching toilets.

PHOTO NUMBER

N,O,P,R,T,U,Z,AA,BB

DRAWING NUMBER (IF NO PHOTO)

ESTIMATED REHABILITATION COSTS

\$57,700.00

PART1B. - DESCRIPTION OF REHABILITATION (continuation)

ITEM NUMBER: 7

Describe existing feature and its condition:

LANDSCAPING AND GROUNDS: There is currently an overgrowth of vegetation around the building. "Volunteer" tree seedlings cover most of the yard. There are two street trees: one giant Sycamore on the Northeast corner of the property, seemingly in good health. There is a soft maple on the Southeast property line at the tree lawn. This tree is leaning, several major branches have broken off and the tree is misshapen. There is a "tree of heaven" in the rear yard, that is old, unhealthy and misshapen. The side (North) yard of the property is enclosed by a four-foot chain link fence. There are no gates at either side of the front of the building.

Describe work and proposed impact on existing feature.

The chain link fence will be removed and replaced with a wood privacy fence as per plans. The rear and side yard trees will all be removed and replaced with flowering Crabapple, as per plans. The giant Sycamore will be retained. The soft maple on the Northeast will be removed. Two new street trees will be added at the front of the house and three new trees added to the tree lawn on the North (Geyer Avenue) side of the property. All of these trees will be Red Maples. New evergreen shrubberies will be added at the front of the house, and accent plantings will be done along the privacy fence at the North and Northeast sides of the property.

PHOTO NUMBER	DRAWING NUMBER (IF NO PHOTO)	ESTIMATED REHABILITATION COSTS
F	CS	\$7,700.00

ITEM NUMBER: 8

Describe existing feature and its condition:

FIRE AND BURGLAR ALARM SYSTEM: There is currently no central alarm system for fire or theft.

Describe work and proposed impact on existing feature.

New burglar and hard-wired fire alarm system to be installed in both townhouses.

PHOTO NUMBER	DRAWING NUMBER (IF NO PHOTO)	ESTIMATED REHABILITATION COSTS
N/A		\$3,840.00

ITEM NUMBER: 9

Describe existing feature and its condition:**Describe work and proposed impact on existing feature.****SOFT COSTS:**

Advertising and Promotion	\$1,100.00
Insurance and Legal Fees	\$6,700.00
Permits, Design and Engineering	\$9,500.00
Real Estate Commissions	\$19,200.00
Construction Period Interest	\$12,000.00

PHOTO NUMBER	DRAWING NUMBER (IF NO PHOTO)	ESTIMATED REHABILITATION COSTS
		\$43,500.00