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Case #:

City Hall 203 E. Main Neosho, MO 64850 Phone 451-8050 Fax 451-8065

### APPLICATION for CERTIFICATE OF APPROPRIATENESS HISTORIC DISTRICT

#### BUSINESS / PROJECT

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

#### OWNER / APPLICANT

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Project Description: \_\_\_\_\_

\_\_\_\_\_

Awning: \_\_\_\_\_

Window Repair: \_\_\_\_\_

Paint: \_\_\_\_\_

Demolition: \_\_\_\_\_

Sign: \_\_\_\_\_

Restoration: \_\_\_\_\_

Brick Repair: \_\_\_\_\_

Other: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Applicant Signature

Date

**For Office Use Only:**

This is to certify that plans for the above project were reviewed by the Historic Preservation Commission and the project conforms to the Building Design Standards for the Historic District.

APPROVED  DENIED  Comments: \_\_\_\_\_

\_\_\_\_\_

Historic Preservation Commission

Date

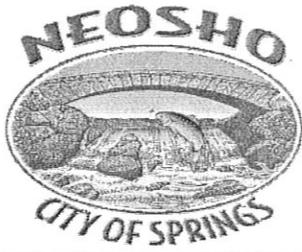


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## **Procedural for Certificate of Appropriateness Outline HISTORIC DISTRICT COMMISSION**

1. A Building Permit application shall be submitted by the Building Inspection Department located at City Hall.
2. Location in the Historical district will be determined.
3. An application for a Certificate of Appropriateness shall be made on forms provided by City Hall and samples (colors, pictures, fabric swatches, etc) attached. The Historic District Commission will then review the application within thirty (30) days.
4. A denial or approval of the Certificate shall be made within thirty (30) days with recommendations from the committee concerning any changes, if any, in the proposed action.
5. Any person aggrieved by the decision of the HDC may appeal to the Board of Adjustments.
6. Once approval of Certificate of Appropriateness has been received then the standard building permit process will be followed for the project.



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## APPLICATION FOR CERTIFICATE OF ECONOMIC HARDSHIP

### BUSINESS / PROJECT

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_

### OWNER / APPLICANT

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_

Project Description: \_\_\_\_\_

\_\_\_\_\_

Project Denied  Project Conditionally Approved Date: \_\_\_\_\_

Reason Denied / Conditions (per Historic District Commission): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Applicant Signature \_\_\_\_\_

Date \_\_\_\_\_

### For Office Use Only...

This is to certify this application for the approval of a CERTIFICATE OF ECONOMIC HARDSHIP for the above described project was reviewed by the Historic Preservation Commission and it has been determined that the previous *denial of / conditional approval of* a CERTIFICATE OF APPROPRIATENESS,

**WILL** deprive the owner of the property of reasonable use of or reasonable economic return on property,

**Will NOT** deprive the owner of the property of reasonable use of or a reasonable economic return on the property, and therefore, this application for a CERTIFICATE FOR ECONOMIC HARDSHIP is

GRANTED  DENIED

Chairperson and Date  
Historic Preservation Commission

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



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## APPLICATION FOR CERTIFICATE OF ECONOMIC HARDSHIP HISTORIC DISTRICT

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Please attach a narrative of the supporting facts for a determination that the denial of /conditional approval of your application for a CERTIFICATE OF APPROPRIATENESS will deprive the owner of the property of reasonable use of or a reasonable economic return on the property. The supporting facts for this determination may include the following information:

- a. Estimate of the cost of the proposed construction, alteration, repair, demolition or removal and an estimate of any additional cost that would be incurred to comply with the recommendations of the historic district commission for changes necessary for issuance of a certificate of appropriateness.
- b. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any structures on the property and their suitability for rehabilitation.
- c. Estimated market value of the property in its current condition; after completion of the proposed construction, alteration, repair, demolition or removal; after any changes recommended by the Historic District Commission; and, in the case of a proposed demolition, after renovation of the existing property for continued use.
- d. In the case of a proposed demolition, an estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.
- e. Applicant may demonstrate with factual data evidence that the hardship is not self-created. If the property is income producing, the applicant may provide detailed annual income and expense reports for the property for the last two years, rent rates and capitalization rates for the property and comparable properties, and any other pertinent information that would substantiate the applicant's claim concerning economic hardship.
- f. Appraisals obtained within the previous two years by the owner or applicant in connection with the purchase, financing or ownership of the property.
- g. Any listing of the property for sale or rent, price asked and offers received, if any, within the previous two years.
- h. Assessed value of the property.
- i. Real estate taxes.

Form of ownership or operation of the property, whether sole proprietorship, for profit or not for profit corporation, limited partnership, joint venture, or other.