

# DAHLONEGA 2000, INC. HISTORIC PRESERVATION INCENTIVE PROGRAM

*“Economic Development through Preservation of Historic Assets”*

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***Important: Grant applications must be submitted for review and approval before making any improvements or beginning work.***

## **FAÇADE GRANT APPLICATION PACKAGE**

The Façade Grant Program is intended to stimulate investment in the preservation of Dahlonega’s historic commercial district. Downtown Dahlonega is the historic core of the region and serves as the seat of business, government, and service for the community. Dahlonega’s historic architecture ranges from the 1830s to the 1960s. Downtown is the heart of the county, and its pedestrian focus and historic buildings invite both residents and visitors. Each downtown building has an individual character, and is respected for its unique features, historic appearance, significance, current condition, and impact on the district.

## **FAÇADE GRANT AMOUNTS**

Maximum grant awards are \$1,500 and must be matched by the property owner. For example, an owner’s \$4,000 façade project could be eligible for a grant award of up to \$1,500, while an owner’s \$3,000 façade project could be eligible for a grant award of up to \$1,500. Amounts may be subject to current budget funds available for the program. This program is sponsored by Dahlonega 2000, Inc. in cooperation with the Main Street Program and Downtown Development Authority.

## **FAÇADE GRANT PROGRAM GUIDELINES**

- Façade Grants are available for exterior restorations/repairs of permanent structures.
- The amount of the grant will be determined by the design committee based on the funds available and the number of requests under consideration.
- The façade grant program operates in Downtown Dahlonega, specifically within the locally designated historical boundaries (zoning categories B3 and CBD).

- Eligible applicants are downtown commercial property owners, as well as business owners (with the owner's permission). Government buildings and national franchises are not eligible.
- Total grant awards should not exceed \$2,000 in a five-year period per location.
- Project improvements funded with façade grants are to remain in place and maintained in good order for a minimum of five years; any graffiti or vandalism should be promptly repaired. If improvements are removed or not maintained during the minimum five-year period, Dahlenega 2000, Inc. may, at its discretion, seek reimbursement for the full amount of the façade grant funds that were paid to the participant.
- All property taxes, licenses, and permits must always be current during the minimum five-year maintenance period.
- Grant applicants are fully responsible for all aspects of the project, including any relationships with contractors and suppliers, as well as securing all necessary municipal permit approvals **before beginning construction** (including Certificate of Appropriateness from the Historic Preservation Commission).
- Projects should result in repairs and restorations which are: appropriate for the building, contribute to the success of its current business, and repair a building's façade to positively contribute to the appearance and vitality of Downtown.

### **Qualified Projects:**

- Preserve the architectural integrity of the structure and, if possible, restore the original façade;
- Match the preservation guidelines outlined in the U.S. Secretary of the Interior's Standards;
- Meet all local governmental rules, regulations and laws, including Dahlenega's Historic Preservation Ordinance and Design Guidelines;
- Use only the gentlest methods available for exterior surface cleaning (e.g. no sandblasting!)
- Consider unique qualities of the individual building within the context of the Downtown Dahlenega Historic District.
- Qualified projects may include façade repairs and restorations, restoration of architectural features, structural stabilization of facades, masonry cleaning (only by gentlest means possible—no sandblasting), exterior repainting, exterior walls/materials, awnings and canopies,

- Ineligible projects include, but are not limited to signs, gutters and downspouts, roofs, interior improvements of any type, security systems, access ramps, general maintenance other than painting, personal property/equipment, window/door treatments, yard improvements (vegetation, pavement, etc.).

## **HOW TO APPLY FOR A FAÇADE GRANT**

- Contact: Dahlonge DDA Office, 706-482-2707, for an application package.
- Complete the application forms along with copies of any required permits and the Historic Preservation Certificate of Appropriateness (COA). [Note: **Please allow time for permitting and COA processes.**]
- Deadlines: Completed applications will be accepted monthly and must be postmarked or delivered by the first day of each month.

## **HOW APPLICATIONS ARE REVIEWED AND SELECTED**

- Applications are reviewed in the order received. Reviews are routinely held on the second Thursday of each month.
- Only completed application packages are reviewed; incomplete applications will be returned.
- The design committee will review the application package for completeness, determine eligibility, and provide Dahlonge 2000, Inc. with priority recommendations. The Dahlonge 2000, Inc. board reviews applications for each cycle, and grant award notices are mailed to the applicants.

## **PROJECT START AND COMPLETION**

- Once approved, the project must be completed according to the design submitted with the COA, the building permit, and the façade grant application, including materials, colors, awnings, etc.
- The project must begin within 60 days of the award notice. **Work must not be started by or on behalf of the applicant prior to the date of the grant award; such beginning disqualifies an applicant from grant consideration.**
- The project must be completed within six (6) months of the grant award notice. Projects that fail to be completed during the six-month time frame may reapply for funding; however, funding is not guaranteed.

## **PAYMENT OF GRANT AWARDS**

Payment of grant awards will be made as **reimbursements** for project expenses. All expenses must be documented. In order to receive reimbursement for the expenses the property owner who has received a façade grant must provide Dahlonaga 2000, Inc. with the following:

- A. documentation that the project has been completed, including final contractor invoices and cancelled checks along with a final total of expenses.
- B. a copy of the building permit and a copy of the building inspector's final report;
- C. a site visit to confirm that the project was completed and that all work was done in compliance with approved plans;
- D. the owner's written commitment to maintain project improvements for a minimum of five (5) years.

***THANK YOU FOR YOUR INTEREST IN THE PRESERVATION OF DOWNTOWN  
DAHLONEGA'S COMMERCIAL DISTRICT ARCHITECTURE AND HISTORY!***