



FACADE GRANT PROGRAM

"ECONOMIC DEVELOPMENT THROUGH PRESERVATION OF HISTORIC ASSETS"

The Façade Grant Program is intended to stimulate investment through 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, with its historic architecture ranging from the 1830s to the 1960s, 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.

Maximum grant awards are \$5,000 and must be matched by the property owner. For example, an owner's \$12,000 façade project could be eligible for a grant award of up to \$5,000, while an owner's \$2,000 façade project could be eligible for a grant award of up to \$1,000. Amounts may be subject to current budget funds available for the program. This program is sponsored by the Main Street Program and Downtown Development Authority.

PROGRAM GUIDELINES

Facade grants are available for exterior restorations/repairs of permanent structures. The amount of the grant will be determined by the DDA Board based on the funds available and the number of requests under consideration. The facade grant program operates within the locally designated historic boundaries (zoned B3 and CBD). Eligible applicants are downtown commercial property owners, as well as the business owners with the owner's permission. Government buildings and national franchises are not eligible. Grant awards should not exceed \$5,000 in a five-year period. The DDA may, at its discretion, seek reimbursement for the full amount of 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. 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 facade to positively contribute to the appearance and vitality of Dahlonega's downtown.

QUALIFIED PROJECTS SHOULD:

1. Preserve the architectural integrity of the structure and, if possible, restore the original façade;
2. Match the preservation guidelines outlined in the U.S. Secretary of the Interior's Standards;
3. Meet all local governmental rules, regulations, and laws, including Dahlenega's Historic Preservation Ordinance and Design Guidelines;
4. Use only the gentlest methods available for exterior surface cleaning (e.g. no sandblasting!)
5. 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 APPLICATIONS ARE REVIEWED AND SELECTED

Applications are reviewed in the order received. Only completed application packages are reviewed; incomplete applications will be returned. Staff will review the application packet for completeness, determine eligibility and provide the DDA Board with recommendations. The DDA Board reviews applications as they are completed and reviewed, and make determinations at regular board meetings. Grant award notices are mailed to the applicants.

PROJECT START AND COMPLETION

Once approved, the project must be completed according to the design plans submitted and approved with the application and permits. The project must begin within 60 days of the award notice. Work must not be started by or on behalf of the application prior to the date of the grant award; such beginning disqualifies an applicant from grant consideration.

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 facade grant must provide DDA Staff 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 5 years.



FACADE GRANT APPLICATION

Business Owner Property Owner

If not the property owner, property owner
signature below

Applicant Name

Business Name

Email

Phone

Mailing Address

Signature & Date

Street Address of Property

STAFF USE ONLY: PRIOR GRANT SITE AWARD DATE AND AMOUNT

Describe clearly and in detail all work to be done. Use additional pages if necessary.

Photographs of Existing Conditions

APPLICANT INITIAL HERE: *I understand and acknowledge that photographs are herein submitted for grant review, presentations, and website use.*

Attach 5-10 photographs (prints – color 4x6s) or send high quality digital photographs (.jpeg, .tiff, .gif) to aalexander@dahlongegadda.org

STAFF USE ONLY: PHOTOS RECEIVED

Historic Preservation Commission: Certificate of Appropriateness

STAFF USE ONLY: DATE OF APPROVAL

COA Approved

COA Denied

No COA Necessary

Certain alterations and projects will require Historic Preservation Committee approval. If you need a Certificate of Appropriateness (COA), the City's Community Development Department will be happy to assist you – (706) 482-2708.

Breakdown of Project Costs along with attached estimates from a licensed Contractor

Total Project Cost

No grant award can exceed 50% of the eligible project costs. Dependent upon the scope of work, your project may also be eligible for Federal and/or State tax incentive programs when rehabilitating downtown properties. Please ask us.

STAFF USE ONLY: ESTIMATES ATTACHED

Other Documents to Attach to this Application

Occupational Tax Certificate

Public Benefit Affidavit

Private Employer E-Verify Affidavit

Zoning Requirements if Required

Copy of Building Permit if Required

Occupancy License Application

I, (applicant name) _____, agree that the above constitutes the construction proposed at this time and that any changes or additions will require additional information. My signature also certifies that I have read, understand, and agree to all of the grant program guidelines, regulations, and deadlines. I hereby submit the attached estimate for the proposed project and understand that this application is pending review by Dahlongega DDA. Work will not begin until I have received written grant approval from Dahlongega DDA. I further understand that the project must be completed within 6 months and that grant monies will not be paid until the project is complete.

Signature & Date

STAFF USE ONLY: DATE RECEIVED & STATUS