

DAHLONEGA 2000, INC.
DOWNTOWN PRESERVATION INCENTIVE PROGRAM
"ECONOMIC DEVELOPMENT THROUGH PRESERVATION OF HISTORIC ASSETS"

**DOWNTOWN HISTORIC PROPERTY FAÇADE GRANT
APPLICATION PACKAGE**

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

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. With historic architecture ranging from the 1830s to the 1960s, downtown is the heart of the county, and its pedestrian focus and historic buildings invite both resident and visitor. Each downtown building has an individual character, and each building is respected for its unique features, historic appearance, significance, current condition, and impact on the district.

FAÇADE GRANT AMOUNTS

Maximum grant awards are \$3,000 and must be matched by the property owner. For example, an owner's \$6,000 façade project could be eligible for a grant award of up to \$3,000, 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 downtown development area (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.
- Grant awards should not exceed \$3000 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, Dahlonega 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 be current at all times during the minimum five year maintenance period.
- Grant applicants are fully responsible for all aspects of the project, any relationships with contractors and suppliers, and 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 particular 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:
 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 Dahlonaga'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 Dahlonaga 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 (painting of bare unpainted brick is strongly discouraged), 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, general maintenance other than painting, personal property/equipment, window/door treatments, yard improvements (vegetation, pavement, etc.).

HOW TO APPLY FOR A FAÇADE GRANT

- Contact: Joel Cordle, Dahlonaga 2000/DDA/Main Street Director, 706-864-6133 for an application package assistance
- Complete the application forms along with copies of any required permits and the Historic Preservation Certificate of Appropriateness (**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 Dahlonaga 2000, Inc. with priority recommendations based on a standardized point grading system. The Dahlonaga 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 6 months of the grant award notice. Projects that fail to be completed during the 6 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 5 years.

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**DOWNTOWN HISTORIC PROPERTY SPRINKLER AND WIRING SYSTEM
GRANT APPLICATION PACKAGE**

*THANK YOU FOR YOUR INTEREST IN THE PRESERVATION OF DOWNTOWN
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The Sprinkler and Wiring System Program is intended to:

- stimulate investment in the preservation of Dahlonega’s historic commercial district, and
- protect the historic architectural resources essential to the economic health of our area.

Downtown Dahlonega is the historic core of the region and serves as the seat of business, government and service for the community. With historic architecture ranging from the 1830s to the 1960s, downtown is the heart of the county. Its pedestrian focus and historic buildings invite both residents and visitors. Each downtown building has an individual character, and each building is respected for its unique features, historic appearance, significance, and impact on the district.

Dahlonega 2000 Inc. has created this Sprinkler and Wiring program and believes increased fire prevention will protect our community’s investment in these precious, irreplaceable historic resources. Our local economy and identity depend upon preservation.

GRANT AMOUNTS

Maximum grant awards are \$5,000. Dahlonega 2000, Inc., will provide a matching grant to the owner for up to 50% of the cost of the system, and the grant must be matched by the property owner with cash investment. For example, an owner’s \$10,000 sprinkler system installation could be eligible for a grant award up to \$5,000, or an owner’s \$5,000 wiring system installation could be eligible for a grant award up to \$2,500. The amount of the grant will be determined by the review committee based on the funds available and the number of requests under consideration.

Project construction must not begin until grant awards have been officially announced by Dahlonega 2000, Inc. Funding may be limited and grant application projects may be competitive. Projects approved for grant awards will receive payment as a reimbursement to the property owner when a paid invoice is presented to Dahlonega 2000, Inc. (see payment guidelines for details).

GRANT PROGRAM GUIDELINES

- The amount of the grant will be determined by the review committee based on the funds available and the number of requests under consideration.

- The grant program operates in Downtown Dahlonega. Specifically the B-3 zoned historic central business district is designated as the priority program area for the period of 2009-2015; CBD zoned properties may be considered depending on availability of funds.
- Eligible applicants are commercial property owners, as well as business owners (with the owner's permission). Only commercial buildings more than 50 years old are eligible to apply. Government buildings and national franchises are not eligible to apply.
- Project improvements funded with the grants are to remain in place and maintained in good order. If improvements are removed or not maintained for a minimum of 10 years, Dahlonega 2000, Inc. may at its discretion seek reimbursement for the full amount of the grant funds that were paid to the participant.
- All property taxes, licenses, and permits must be current at all times during the minimum 10 year maintenance period.
- Grant awards should not exceed \$5000 in a five year period per location.
- Grant applicants are fully responsible for all aspects of the project, any relationships with contractors and suppliers, and securing all necessary permit approvals before beginning construction. Cost of permitting cannot be part of the grant funding.

Qualified Projects:

1. preserve the architectural integrity of the structure to the extent possible;
2. meet all local and state governmental rules, regulations and laws;

HOW TO APPLY FOR A GRANT

- Contact: Joel Cordle, Dahlonega 2000/DDA/Main Street Director, 706-864-6133 for an application package.
- Complete the application forms along with copies of any required permits.
- A complete application along with a licensed contractor's written estimate for the sprinkler or wiring system should be returned to the Dahlonega 2000/DDA office, 465 Riley Road, Dahlonega, GA, 30533.
- 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.
- Only completed application packages are reviewed; incomplete applications will be returned.
- The review committee will review the application package for completeness, determine eligibility, and provide Dahlonega 2000, Inc., with priority recommendations based on a standardized point grading system. The Dahlonega 2000, Inc. board reviews applications for each cycle, and grant award notices are mailed to the applicants.

PROJECT START AND COMPLETION

- The project must begin within 90 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 for grant consideration.

- The project must be completed within 6 months of the grant award notice. Projects that fail to be completed during the 6 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 grant must provide Dahlonga 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 10 years (obligation follows deed if transferred to a new owner).

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