



The Downtown Richlands Façade Enhancement Grant Program

Purpose

The grant program has been created to encourage private investment through the renovation of facades in Downtown Richlands; to encourage good design that will serve as quality examples; and to preserve the architectural character that is unique to Richlands.

Source of Funding

The program is made possible through an appropriation of Revive Downtown Richlands funds.
Up to \$3000.00 per year will be awarded. If additional funds become available throughout the year, grant recipients will be notified.

Eligibility

1. Any property owner or tenant of a building located within the downtown Richlands Commercial Historic District is eligible to apply. All real property taxes must be current and all projects must have an approved façade design by Revive Downtown Richlands (RDR).
2. Owners or tenants may request grant funds; however, tenants must submit the owners' written permission with their request.
3. RDR may deem a property previously receiving a grant eligible if:
 - At least 3 years have elapsed since the last grant was awarded and the property is in need of further improvement, or
 - The existing business/property owner undergoes significant expansion which requires improvement to the property.

Examples of Eligible Projects

- Canvas-style awnings
- Paint removal from brick surfaces by chemical and water wash methods only
- Tuck-pointing of brick, masonry repair, and/or cleaning
- Repair cornices
- Repair/replacement of windows and doors with compatible materials and design
- Removing false facades and other inappropriate additions
- Pedestrian friendly enhancements



Guidelines

1. All proposals must conform to all applicable zoning and building codes and other regulations.
2. Rehabilitation of a structure in the designated area should be considered a contemporary solution which respects the architectural and historical integrity of the entire building while retaining those elements that enhance the building.
3. Any improvements made through the Façade Enhancement Grant Program may not be removed for a period of five (5) years from completion of the project.
4. All projects must be completed within 120 days of the date that the grant is awarded or the funds may be rescinded. Any extension beyond 120 days must be requested by the owner and approved by the RDR.
5. Façade grants may only be used to finance exterior improvements.
6. The Façade Enhancement Grant Program is for existing buildings only and is not intended for buildings set to be demolished within the next five (5) years.
7. Upon completion, the project will be inspected by the Revive Downtown Richlands for determination of compliance with the approved application.

Criteria

Grants are awarded on a 50/50 matching basis as follows:

1. A maximum grant of \$1000.00 per façade design. The actual award will be recommended by the RDR. Improvements must cost at least \$500.
2. Proposals will be evaluated in terms of compliance with existing ordinances, innovation, context with surrounding environments, scale, size, horizontal value, technical merit, and any other criteria that relates to the project and the impact on the visual and functional improvement to the district.
3. If a building is sold after the funding has been approved, then the new owner has to accept the terms of the agreement in writing.



Procedure for Receiving Grant

Grant applications may be submitted to Revive Downtown Richlands at any time. Due to the funding cycles, the awarding of grants is based on funding availability, and are awarded annually. Grants will be awarded to eligible applicants until all funds are expended.

1. Pre-Application consultation with RDR is required.
2. The property owner or business owner submits a completed grant application, photographs, and drawings to RDR. The package must be complete in order to qualify for funding.
3. Following submission, the property owner or business owner will have an opportunity to meet with an appointed RDR member(s) to discuss the project and answer questions.
4. This is a reimbursement grant. Once the RDR receives copies of all paid invoices, copies of checks showing proof of payment, and after the project has been inspected, grant funds will be disbursed.



Grant Program Application

I. Applicant Information:

Name _____

Address _____

Telephone _____ Fax _____ E-Mail _____

II. Property/Business Information:

Property Address _____

Business Name _____

I am the (Check all that apply):

Property Owner and/or the
 Business Owner

Please attach the following with this application:

1. Color photographs clearly showing the existing condition of the proposed area of improvement.
2. Written specifications outlining the scope of the work.
3. Sketch or scaled drawings showing proposed renovations.
4. Written plans for proposed improvements to the building and proposed timeframe for such work.
5. Samples of all paint colors and awning fabrics to be used, if applicable.
6. Proposed budget and licensed contractor's cost estimates. Please provide a copy of his/her North Carolina General Contractor's License number, if applicable.
7. Written permission from the property owner, if applicable.

Total Costs of Improvements \$_____

Amount Requested \$_____

Applicants Signature _____

Date of Application _____

Incomplete Applications will be returned