

## **Façade Grant Information. What is a Façade?**

A facade is defined as one side of a building regardless of the number of stories each storefront of a building can be considered a façade. The rear of a building may also be considered for a façade grant, with priority given to the front of a building.

## **Who is Eligible?**

The Central Business District is contained to the south by the IGA on Trade Street, with the district itself capturing both sides of Trade Street. The district continues north along Trade Street, expanding to the west along Oak St. to capture the Arts Center and the Depot, along with the Post Office, the Baptist Church and a collection of commercial and residential spaces. To the east along Oak Street the district runs to E. Howard Street, returning to Trade Street at the Ford dealership. Finally the northern edge of the district captures the various municipal buildings located at the corner of Trade St. and W. Howard St., including the, Fire, Police, and Town Hall, along with the Roger's Park on the southern side of W. Howard St. A map of the study area is included at the end of this document.

- Any property owner or business tenant in the Main Street Study Area is eligible
- Only buildings whose current or historic use is commercial are eligible for the Façade Grant Program
- Only one application may be submitted for each façade. Either the property owner or the business tenant may apply jointly.
- If a building has multiple units, each tenant with a separate entrance may apply. Where a single tenant occupies multiple units the tenant is eligible for one application per façade.
- A business tenant applicant must obtain the property owner's written consent for façade renovation, and must submit that permission with the application.

## **Purpose of Façade Improvement Program:**

TDDA's Façade Grant Program is an incentive-based measure intended to encourage and provide economic inducement for the:

- Renovation of commercial building facades in the Main Street Study Area
- Implementation of appropriate design standards for the rehabilitation of historic properties
- Preservation of the unique architectural and commercial character of downtown Tryon.

## **Criteria:**

\* All façade design proposals must:

- meet the applicable zoning and code requirements of Tryon,
- must comply with these Façade Improvement Program grant guidelines,
- must receive Main Street Façade Improvement Program Application approval from Planning Director Tim Daniels and TDDA Executive Director prior to beginning work;

- and must adhere to the US Secretary of the Interior's Standards for Rehabilitation (at: <http://www.nps.gov/history/hps/tps/tax/rehabstandards.htm>).
- A property does not have to be occupied at the time a Façade Improvement
- Priority consideration will be given to proposals that make highly visible and significant design contributions, and which contribute to the program goal of preserving the architectural, historic, and commercial character of downtown Tryon.
- A building or rental unit may receive more than one grant award for the same façade. However no more than one grant award will be given to the same building or rental unit within one year.

### **Examples of Improvements:**

Improvements may include, but are not limited to the following:

- Removal of false fronts, metal canopies, and additions that detract from a building's historical and architectural character;
- Safe cleaning of brick storefronts - chemical stripping, scraping, and water wash. Power washing is not recommended, sandblasting is prohibited.  
\* Exterior painting/repainting. No initial painting of unpainted masonry is covered.
- Historic reconstruction - storefront, door, or window repair or replacement, masonry re-pointed, etc.
- Approved awning installation
- Structural repairs
- Approved sign and/or exterior lighting installation.
- Sign changes to fit within the ordinances
- Address information - numerals, building name
- Landscaping or planters installation and maintenance
- Murals and public art

### **Funding:**

- Façade Grants will be given on the basis of \$1 maximum reimbursement for each \$1 the owner/tenant spends on rehabilitation, up to \$2,000 per façade (or less, depending on resources available). A minimum of \$100 must be spent.
- Should the TDDA feel that a project represents a substantial contribution to Downtown Tryon, they have the option of providing further funding. The additional funding will be at the discretion of the TDDA Board of Directors.
- The final award amount is based on documentation of actual costs.
- Façade Grants are paid only when the approved project is completed in accordance with the approved plans and specifications submitted with the application. The Executive Director of TDDA will inspect and sign-off on the completed project prior to issuance of the grant award.
- Completed work that differs from the approved application or Certificate of Appropriateness will be disqualified for reimbursement.

- Reimbursement checks will be made by TDDA within two weeks of sign-off of completed work and documentation of payment of said work.

### **Approval:**

- Applications, with accompanying "before" photographs/proposed plans/sketches/specifications/color choices/property owner approval signature and copies of two cost estimates covering labor and material must be submitted to TDDA.
- Planning Director Tim Daniels and TDDA Executive Director Paige Henderson will review Main Street Applications for final approval for properties within downtown and the periphery of downtown.
- It is highly recommended that the applicant work with the Executive Director or Planning Director prior to submission.
- Each applicant is encouraged to seek the services of the State Historic Preservation Office (SHPO) (828-274-6789) before an application is completed and designs are formulated.
- Each applicant will receive a letter notifying him/her of approval (or denial) of application, and notifying of any permit requirements. Applicants have 90 days to then apply for any applicable permits and begin work.

### **Post Approval**

- \* All approved work must be completed within six (6) months of application approval.
- \* If more time is needed the applicant must provide a written statement requesting extension for review and approval.
- \* Upon completion and sign-off of work, copies of the approved application along with documentation of paid statement, checks, receipts, etc. must be submitted to TDDA to claim payment.

### **TDDA Façade Grant Program**

- 1) Property owner/tenant considers Façade Improvement Grant, reviews guidelines for basic information and contacts town and TDDA Design Sub-Committee for further information.
  
- 2) Property owner/tenant meets with Planning Director/Executive Director to prepare and discuss a work description and graphic representation of the project.
  
- 3) Property owner/tenant contacts contractors.
  
- 4) Contractors complete estimates of cost and completion time.
  
- 5) Property owner submits Façade Grant Application to the Planning Director/Executive Director for review.
  
- 6) Application approval or denial.
  
- 7) Project begins with approval of grant application.
  
- 8) Project completed.
  
- 9) Paid invoices receipts to TDDA for reimbursement.
  
- 10) Grant payment from TDDA

**Tryon Downtown Development Association Façade Grants**

Date of Application \_\_\_\_\_ Applicant Name \_\_\_\_\_

Property Owner Name \_\_\_\_\_

Business Owner Name (if different) \_\_\_\_\_

Business Name \_\_\_\_\_

Business Phone \_\_\_\_\_ Applicant Phone \_\_\_\_\_

Business Street Address \_\_\_\_\_

Business Mailing Address \_\_\_\_\_

Use of Building Present use of building:  
\_\_\_\_\_

Proposed use of building: \_\_\_\_\_

Description of Proposed Renovation (Attach drawing, sketch, or photo of proposed renovations, specifically identifying changes and paint color for each detail of the building, along with an existing photo of the building.):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Total Estimated Cost of Façade Renovation (lowest bid quote, attach additional quotes and invoices):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Checklist for Complete Application**

1. I have read the Tryon Façade Grant Program Outline and fully understand the agreement.
2. The owner's written permission is attached, if applicable.
3. Drawings, sketches, and/or pictures, including color scheme and sign design for the project are attached.