

**Purpose:** The purpose of the Façade Grant Incentive Program is to provide business and commercial property owners an economic incentive to renovate the exterior façades of the buildings located within the Municipal Service District. The program encourages thoughtful façade design projects and quality workmanship, which complement the unique historic character of downtown, while also introducing compatible new design elements.

**Eligibility:** Any owner or tenant of a building located within the Municipal Service District is eligible. Please see the included map for district boundaries. Owners and tenants may request façade grants separately; however, only one grant may be awarded per property and per project. Any tenant applying for a grant must have the written permission of the building owner.

**Funds Available:** Downtown Smithfield Development Corporation (DSDC), the administrator of the Municipal Service District Tax Revenue, allocates a portion of the tax revenue to make an incentive pool possible for the Façade, R2 RUSH, SHARP, and Awning Reimbursement Grant Incentive Programs.

**Application Deadline:** Applications must be received by June 1, 2025.

**Funding Determinations:** The DSDC Board of Directors will make all funding decisions.

**Guidelines:**

1. Projects will be awarded to those that meet the approval of the DSDC Board of Directors.
2. Proposed façade grants must meet all code requirements of the Town of Smithfield and the state of North Carolina.
3. Funds are for substantial building façade improvements, and are not to be used for general and/or deferred maintenance.
4. The DSDC will not be a party in the negotiations between applicant and contractor employed by the applicant. The applicant agrees to hold the DSDC harmless of any defects in workmanship, liability, damages, or other costs relative to the project.
5. The Secretary of the Interior's Standards for Rehabilitation are used as the standard for all proposed façade improvements for historic properties.. Standards are attached for reference.

**Criteria:**

1. These grants are intended to encourage high quality, lasting building improvements to façades, which respect the historic character of the building and its surrounding historic resources, and to improve the look and functionality of non-historic buildings.
2. This is a matching grant of up to one-third ( $\frac{1}{3}$ ) of the approved project cost, not to exceed \$5,000.00. Award amounts will reflect the quality and positive impact of the project and are based on DSDC funding availability.
3. Only one Grant is awarded per building façade improvement project.
4. Grants are not available for general or deferred maintenance.
5. An overall façade design improvement plan is strongly recommended for greater consideration of grant awards. Grants for façade improvements that omit an overall façade design improvement plan will not be given priority consideration.
6. The DSDC Board of Directors must approve the application. Failure to comply with approved plans will result in loss of grant funding.
7. All work must begin within 45 days of the signed notification of the grant award and must be completed within six months of the start date. Extensions of up to 6 months may only be granted if requested in writing.



## Secretary of the Interior's Standards for Rehabilitation: 36 CFR 67

The following Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located.

The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. (The application of these Standards to rehabilitation projects is to be the same as under the previous version so that a project previously acceptable would continue to be acceptable under these Standards.)

- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- (3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- (7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- (8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

A complete outline of these standards, describing how to appropriately preserve historic properties in working with masonry, wood, metals, roofs, entrances/porches, storefronts, structural systems, spaces/features/finishes, mechanical systems, site, setting, energy, new additions, accessibility, and health/safety, can be found at: **Secretary of the Interior's Standards for Rehabilitation: 36 CFR 67**

