

# **DOWNTOWN HAWKINSVILLE FAÇADE GRANT/LOAN PROGRAM**



Downtown Hawkinsville circa early 1900's

**HAWKINSVILLE DOWNTOWN DEVELOPMENT AUTHORITY  
CITY OF HAWKINSVILLE  
P.O. BOX 120  
HAWKINSVILLE, GA**

# HAWKINSVILLE DOWNTOWN DEVELOPMENT AUTHORITY

## FACADE GRANT/LOAN PROGRAM

The Hawkinsville Downtown Development Authority (DDA) has established a grant/loan program to encourage aesthetic exterior improvements to properties in Downtown Hawkinsville and to promote economic development in the downtown district. This grant/loan program is intended to restore and preserve downtown properties and to encourage projects that are compatible with the downtown's historic character.

### **Program Requirements**

- *Applicants must be building owners; however, tenants and owners may jointly apply*
- Tenant and owner agree to maintain the facade for five years, which is the maximum length of the loan
- Property must be commercial and located within the designated historic district (see attached map)
- All improvements must comply with The City of Hawkinsville Building Codes
- Any and all work must be approved by the Hawkinsville Historic Preservation Commission
- Grants/loans are limited to one façade grant per building front during any 12 month period
- Work must commence within 60 days of grant approval and be completed within 180 days of commencement
- Granted amounts will be paid at the completion of work
- Only historical exterior colors can be used and must be approved
- Two bids from contractors and/or vendors must be submitted with application

### **Eligible Projects**

- Painting, cleaning, and repair of masonry
- Repair or replacement of architectural features, doors, and windows
- Signs (new, repairs or replacement)
- Exterior lighting (new, repairs or replacement)
- Awnings (new, repairs or replacement)
- Removing inappropriate or incompatible exterior finishes or materials
- Restoring exterior finishes or materials
- Repairing or replacing windows (windows cannot be tinted)
- Display area lighting
- Window boxes or permanent planters
- Removal of false fronts, metal canopies, and additions that detract from the building's historical and architectural character.

### **Ineligible Projects/Activities**

- *Improvements made prior to the approval of grant/loan application*
- Removal of historically or architecturally significant features
- Sandblasting of brick or masonry surfaces
- General periodic maintenance
- Damage covered by insurance
- Interior improvements or improvements not seen from publicly-owned space
- Security systems
- Non-permanent fixtures (including but not limited to outdoor patio furniture, temporary signs, movable lighting fixtures, etc.)
- Business operational costs (including but not limited to inventory, display fixtures, working capital)

- Exterior internally-lit signs and lit window signs
- Refinancing existing debt
- Roof replacement/repairs
- Labor costs paid to the owner/tenant or relatives of the owner/tenant

## **Downtown Design Guidelines**

- Go to [www.Hawkinsville-Pulaski.org](http://www.Hawkinsville-Pulaski.org)
- In the top right corner, click on the yellow tab “Downtown Design Guidelines”
- Here you will find the complete historic guidelines for downtown revitalization which will be followed in this grant/loan program.

## **Design Assistance**

Downtown Hawkinsville’s business and property owners may take advantage of the Design Assistance Program offered through the University of Georgia, the Georgia Main Street Program and the Georgia Trust for Historic Preservation. For a small fee, the Design Assistance Program provides site planning services, paint color recommendations, façade improvement recommendations and other suggestions for appropriate exterior improvement to historic buildings. Property owners/tenants will also receive a colored rendering of the proposed building improvements. This fee ranges from \$100 to \$200. The owner/tenant must pay for this fee upfront. Once a grant/loan is approved, the fee can be added back for reimbursement. (See attached sample.)

## **Facade Grant/Loan Criteria**

Requests for grants will be reviewed, approved, or denied based on the following criteria:

- *Availability of grant/loan funds*
- Historic or architectural significance of the property
- Compatibility with other downtown improvement projects
- Potential impact of the project on the downtown
- Visual prominence of the building
- Overall cost of the project
- Completeness of the application and quality of the project
- Willingness to complete the project and overall merit
- Approval must be given before work can begin

In reviewing an application, Hawkinsville Downtown Development Authority shall not discriminate on the basis of race, religion, sex, color, age, sexual orientation, national origin, disability or marital status.

Please allow up to 60 days for review and approval of grant and/or loan.

## **Grant Amounts**

- Grants will be given only on eligible projects only
- Each downtown building located within the historic district is eligible for up to a \$1,500 store front façade grant per year.
- An owner with multiple properties is eligible for a grant for each building.

## **Loan Amounts**

- Maximal amount of money loaned is \$8,500.00, payable to the terms listed below
- Property owner or owner/tenant must sign and execute all related paperwork and promissory notes

## **Terms of Payment**

- The minimum payment amount will be \$75 per month
- The maximum term of repayment shall be sixty (60) months, payable in equal consecutive monthly installments. Monthly payment for the tenant will be added to their utility bill each month
- Building owners will receive a monthly statement
- Monthly payments must be paid on or before the tenth (10<sup>th</sup>) day of each month until the full amount of the Loan is paid.
- Should the Borrower fail to make the monthly payments on or before the twentieth (20<sup>th</sup>) day of each month, the note shall be in default, and The Hawkinsville DDA may declare the unpaid principal balance immediately due and payable and will have such other rights and remedies as may be available according to the laws of the State of Georgia.
- Payments will begin on the tenth (10<sup>th</sup>) day of the month following the date of final project payment.
- The note will be in default if construction is not complete within three months from the date of the Promissory Note.
- No penalty for early repayment
- If property is sold or transferred during the term of this loan, the outstanding balance must be paid at the time of closing/transfer of property

## **Security and Security Position**

- The Loan will be evidenced by a Promissory Note.
- The Promissory Note is not assignable or transferable by the Borrower. If the Borrower sells or otherwise disposes of title to subject property, the full amount of the unpaid balance shall be due and payable upon the closing of the sale.
- The Loan will be secured by the real property for which the proceeds will be used. Borrower and any other owner of the Real Property shall execute and deliver, in proper form for recording a security deed in form and content satisfactory to The Hawkinsville DDA, shall pay the cost of recording same and all applicable intangible taxes.

## **Termination/Change of Program**

- The City of Hawkinsville and/or Hawkinsville DDA may discontinue this program at any time; however, loan commitments given prior to its termination will be processed in entirety subject to the eligibility criteria detailed in the program guideline.
- The Hawkinsville Downtown Development Authority reserves the sole right to amend, modify, add or delete any part or subpart of this program.

## **Tax Incentives**

- Dependent upon the scope of work, projects may also be eligible for Federal and/or State tax incentive programs when rehabilitating downtown properties. The Hawkinsville Downtown Development Authority does not grant or assume that these tax incentives will be given. Please consult an accountant or CPA for more information.

**HAWKINSVILLE DOWNTOWN DEVELOPMENT AUTHORITY  
FAÇADE GRANT/LOAN APPLICATION**

**Building owner or building owner/tenant can only apply for this loan.**

Check the Grant and/or Loan Program for which this application is being submitted

\_\_\_\_\_ Façade Grant (maximum grant of \$1,500)  
\_\_\_\_\_ Façade Loan (maximum loan amount \$8,500)  
Loan amount requested \_\_\_\_\_

Attach the following:

- Description of proposed work, including sample colors of paint, awning color and type
- Two bids with total project cost
- Current picture of store front
- Legal description of building (can be obtained from Courthouse)

**BUILDING OWNER**

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Property Address: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**TENANT (If different from building owner)**

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Property Address: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**AGREEMENT**

I/we understand that in order for our request for funding to be approved, I/we must agree to follow the recommendations of Hawkinsville Downtown Development Authority and comply with the following:

1. Façade grant/loan applies only to those structures and buildings within the Downtown area.
2. General building maintenance is not eligible under this program.
3. Monies are for exterior improvements only.
4. Disbursements of monies will be made only after all work is completed.
5. Any improvements NOT approved will be ineligible for funds.

6. If building is sold to tenant or third party anytime during the loan period, the loan must be paid in full to Hawkinsville Downtown Development Authority at the time of closing.
7. Labor costs paid to the owner/tenant or relatives of the owner/tenant are not eligible for grant/loan program.
8. Tenant may repay the loan in monthly payments, but the property owner is ultimately responsible for repayment of the loan in full.
9. The owner of the property assumes all responsibility for insuring that contractors are properly licensed and insured. The property owner assumes all liability related to the project.

I/We agree to the terms and conditions stated above and throughout the entire program requirements. I/we do hereby swear or affirm that the information provided herein is true, complete and accurate, and I/we understand that any inaccuracies may be considered just case for invalidation of this application and any action taken on this application.

**BUILDING OWNER:**

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

**TENANT (If different from building owner):**

Signature: \_\_\_\_\_

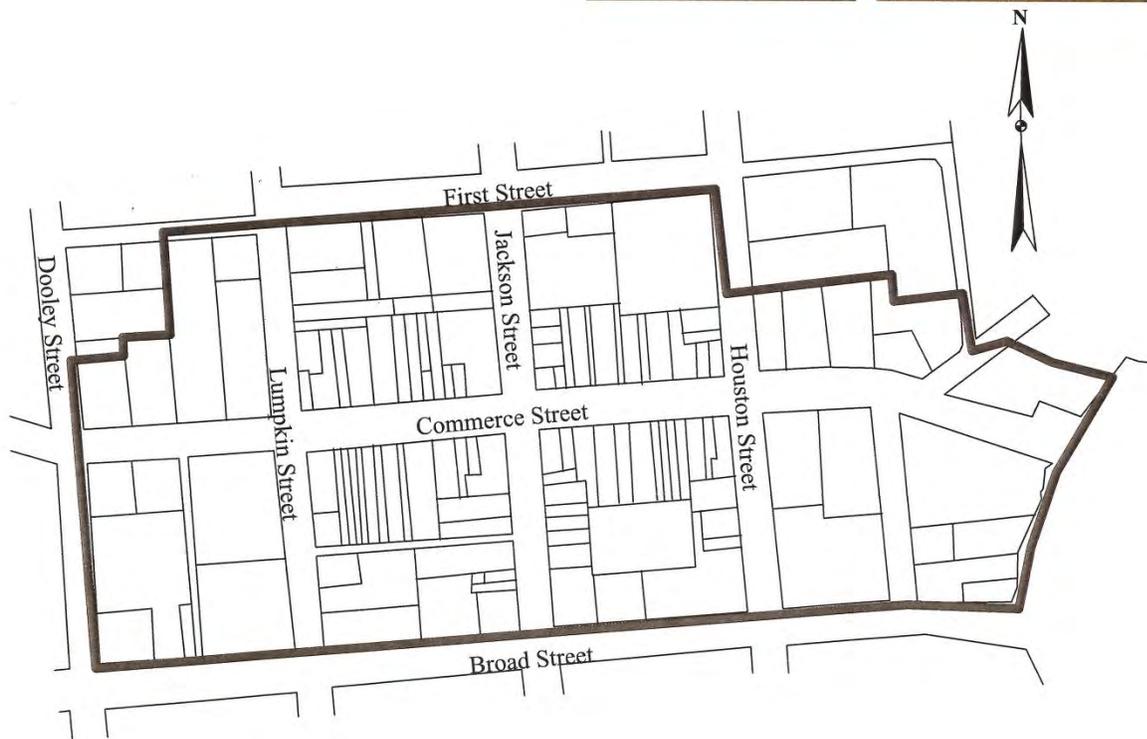
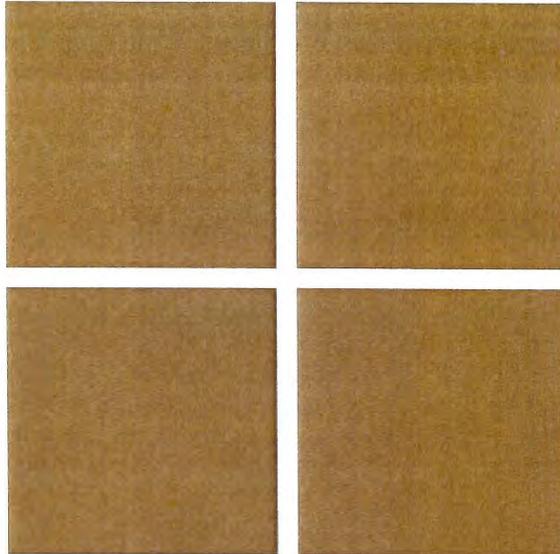
Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

# historic properties

## DOWNTOWN HAWKINSVILLE LOCAL HISTORIC DISTRICT

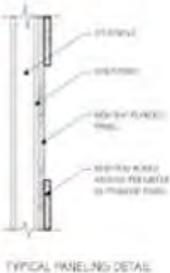
The National Register District boundaries served as a beginning point for exploring the designation of a local downtown district and full protection of the historic buildings located there. The Hawkinsville Historic Preservation Commission initiated a study of the area for the purposes of creating a local historic district. The study's recommendation was that a local historic district focused on the downtown, excluding the industrial area, would best match the community's goal. The Historic Preservation Commission held public hearing and forwarded this recommendation to the City Commission. The City Commission Designated the *Hawkinsville Downtown Historic District* December 3, 2007. The District is represented by the map below.



# SAMPLE OF THE DESIGN ASSISTANCE PROGRAM FEE RANGES FROM \$100 - \$200



EXISTING CONDITIONS



TYPICAL PANELING DETAIL



PROPOSED SCHEME 1 WITHOUT AWNING



PROPOSED SCHEME 1

**AWNING:**



SUNDELLA  
MINE CLASSIC  
(AW1)

**PAINT COLORS:**



FOR COLOR MATCH

BASE:

SHOWS WILLIAMS' BROOMWOOD BGD  
(SW1200)



FOR COLOR MATCH

ACCENT:

SHOWS WILLIAMS' QUINCY RANGE  
(SW2288)



FOR COLOR MATCH

TRIM:

SHOWS WILLIAMS' BROOMWOOD BGD  
(SW1200)

NOTE: The Illinois Main Street Program through the Illinois Historic Preservation Agency supports the design assistance for qualified property locations within the historically designated MAIN STREET project area. The rendering on this sheet is a conceptual view of the facade restoration based on information supplied to the staff architect. Should it be used as the final design or problem be revealed during the work, the local project manager and the staff architect should be consulted.

	<p><b>ILLINOIS MAIN STREET</b> ILLINOIS HISTORIC PRESERVATION AGENCY 300 East Madison Street • Springfield, Illinois 62761 • 402-424-4400 DEPARTMENT OF COMMERCE AND COMMUNITY AFFAIRS</p>	<p><b>RANDOLPH RICH LAW OFFICE</b> 510 ARCHER AVENUE, MARSHALL</p>	<p><b>ELEVATION</b> Not to Scale</p>	<table border="1" style="border-collapse: collapse;"> <tr> <td style="font-size: 8px;">Drawn By</td> <td style="font-size: 8px;">Project Number</td> </tr> <tr> <td style="font-size: 8px;">CLM</td> <td style="font-size: 8px;">200042</td> </tr> <tr> <td style="font-size: 8px;">Date</td> <td style="font-size: 8px;">Sheet Of</td> </tr> <tr> <td style="font-size: 8px;">1/01</td> <td style="font-size: 8px;">1 2</td> </tr> </table>	Drawn By	Project Number	CLM	200042	Date	Sheet Of	1/01	1 2
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