

Facade Improvement Program

An investment in the further enhancement of Downtown Delphi is an investment in the further economic growth and prosperity – and overall quality-of-life – of the entire Delphi community, Carroll County, and the region

Delphi Main Street Goals:

1. Work with the City government and private landowners to improve the downtown's appearance.
2. Preserve, promote, and educate about rich historical architecture and heritage in downtown Delphi

Program Overview

The program is designed to initiate: aesthetic improvements, architectural appreciation and economic development. The Delphi Main Street Organization Design Review Board is the administrative group for the program and will work directly with applicants to achieve successful revitalization projects in a timely manner, providing financial support of approved projects.

Eligibility Requirements

1. Available to commercial downtown Delphi properties.
2. Commercial operators/tenants are eligible to apply with written approval of the property owner.

Eligible Activities

Items include, but are not limited to, the following:

1. Repair to building exterior facades (front, rear and side facades are eligible).
2. Masonry repair.
3. Cleaning of building exterior.
4. Exterior painting.
5. Repairing or replacing cornices, entrances, doors, windows, decorative detail, awnings.
6. Sign removal, repair or replacement.
7. Other repairs that may improve the aesthetic quality of the building.
8. Facade Renovation—Must involve the general upgrading of a building's external appearance in compliance with the Delphi Main Street Organization's Design Guidelines and Design Review process.

Renovation may consist of:

- a. Accentuating the existing features of the building through painting, lighting, restoration, replacement, cleaning or other treatment of exterior surfaces;
- b. The addition of design elements which may have appeared on the original building or are in keeping with the building's character, e.g. awnings.

Ineligible Activities

Items include, but are not limited to, the following:

1. Interior improvements (except window display areas).
2. Roofing
3. Additions to existing structures.
4. Sidewalks
5. Purchase of furnishings, equipment, or other personal property which does not become a part of the real estate.
6. Improvements completed or in progress prior to notification of approval.
7. Repair or creation of features not compatible with original architecture.

Funding

Facade Improvement Grant: A 50% reimbursement up to \$5,000 for the actual costs of the facade and/or related exterior rehabilitation expenses.

Architectural Assistance: A 100% reimbursement up to \$1,000 of actual architectural costs associated with facade improvements, providing the owner utilizes the architectural plans in the facade renovation. An accredited architect shall be retained for concept drawings, specifications and consultation to maintain the historical character of building renovation. For properties eligible for, or listed on the National Register (50 years or older).

Sign, Awning and Lighting Rebate: This plan offers a rebate for the fabrication, construction, and installation of an awning, lighting and/or signage. A 50% reimbursement (up to \$2,500) of actual costs associated with replacement of an existing awning, lighting, and/or signage with new items meeting Delphi Main Street Organization Guidelines. Assistance may be used to add or improve an awning, lighting, and/or signage meeting Delphi Main Street Organization Guidelines. A rebate is available for each street level business within a storefront project.

- The Design Review Board does reserve the right to grant additional money to targeted projects that they believe will have a significant impact on the area.