

# Frequently Asked Questions: Delphi Stellar Downtown Facades Program

A meeting to discuss the City of Delphi's new Stellar Communities Façade Grant Program is scheduled for January 8, 2013 at 6:00 pm at the Opera House Gallery located at 109 S. Washington Street, Delphi. The following summary answers some of the most common questions about the new program.

## **What buildings in Delphi are eligible for the grant?**

All buildings in the Delphi Courthouse Square Historic District are eligible. In general, this includes buildings on the courthouse square, plus buildings on East Main Street from Washington to Union Street.

## **Do I have to own the building to participate? What if I just rent the space?**

You can participate in the master planning as a building tenant. However, the building owner will need to agree to be involved early in the process.

## **Do I need to apply to be part of the program?**

No. All buildings in the historic district will be included in the master plan. There will be no cost to the building owners or tenants for the master plan.

## **What happens after this first meeting?**

A master plan will be developed for all eligible buildings. Participating in the master plan does not commit building owners to participate in the program; it only means you are interested in the program.

An architect will then make an appointment to meet with you and discuss your plans for the work.

The architect will develop a conceptual plan and cost estimates for the work. Renovation plans must be approved by the Stellar Committee Review Board and are subject to local ordinances.

After reviewing those documents, you can decide if you want to go ahead.

## **What kind of work is eligible?**

The eligible items for funding are:

- Paint
- Removal/replacement of inappropriate or incompatible exterior finishes or materials
- Removal of extraneous elements
- Door/window replacement or repair
- Tuck pointing
- Signage (new, replacements, removal)

- Awnings
- Repairs to gutters, downspouts and front roof cornices.

Other types of work may also be eligible; discuss your ideas with the architect.

**Are side or rear facades eligible?**

Rear facades are not eligible. Facades facing alleys are also not eligible.

Side facades that face a main street are eligible. However, funding may not allow us to complete the entire front and side façade of every building.

**If I go ahead, how much of the work will I have to pay for?**

Five percent.

The grant will pay for 90 percent of the work. The city will also match five percent of the cost.

**How much can I ask for?**

There's a limited amount of funds, so that depends upon how many different owners participate. The typical project is expected to cost between \$10,000 and \$50,000.

**What other obligations would I have?**

For the master planning, you would have no cost or obligation to participate in the program.

If you accept the grant, the building owner/tenant understands the following conditions will apply:

1. They will provide to the city a façade easement for the participating building for a period of seven years.
2. All building façade improvements will be completed in accordance with the Secretary of Interior's Standards for Rehabilitating Historic Buildings.
3. All restoration plans will be approved by the Indiana Department of Natural Resources and the Stellar Committee Review Board.
4. The owner will be financially responsible for any replacement or repair work subsequent to the completion of the restoration.
5. The owner will participate financially in the restoration work by providing 5 percent of the cost of this work.

**When do I have to commit to be part of the program?**

You will be able to decide if you want to participate in the summer or fall of 2013. After the master plan is complete, we will meet with you individually to discuss your interest in the program.

**How long will it take to get the work done?**

The master plan will be completed in 2013. Construction work is not expected until 2014, and will be phased in.

**What happens if I want to make changes my building within seven years of completing this project?**

You can make any changes you want to your building at any time (subject to normal codes and ordinances) except for the façade. Any changes to the façade within seven years will require city, and potentially State, approval.

**What is a façade easement?**

A façade easement is an agreement between the building owner and the City that no changes will be made to the façade within seven years without City, and potentially State, approval. The seven year period starts once construction is complete.

**What if I sell the building?**

This work does not prohibit you from selling the building. However, the façade easement would need to transfer to the new owner until the seven year time period is up.

**Who is paying for this?**

The renovation assistance is federal grant money and will be publicly bid and paid directly to the contractor.

Delphi was able to secure the money last year after being selected to win a new grant from the state called Stellar Communities. Receiving the grant will amount to millions of dollars for roads, housing, trails, storefront façades and other programs over the next few years.

**Are you going to use local contractors?**

All work will be publicly bid. While we cannot specify a local contractor gets the work, local contractors will be eligible to bid.

**Doesn't the city already have a façade program?**

Yes, but the funding is limited and the required match is much higher at 50 percent.

**What if I don't want to participate, but want help picking paint colors for my building to match with what you are doing? Can you help?**

During the master planning phase, the architects will help building owners with the selection of paint colors with a historically appropriate paint scheme, and other recommendations that could be implemented without grant funds.

**My building is in the historic district, but is not itself considered historic. Is it still eligible?**

Yes.

**Can owners apply again if they took part in the earlier façade program?**

Maybe. We will need to review your exact circumstances to determine if you are eligible.