

# *Waynesburg Prosperous & Beautiful*

90 East High Street  
Waynesburg, Pennsylvania 15370  
724-627-8112

## ***Design Challenge Grants For Storefront and Façade Improvements***

### **DESIGN CHALLENGE GRANT PROGRAM OVERVIEW**

Waynesburg Prosperous & Beautiful offers matching grants for storefront and façade improvements in the downtown business district up to a maximum amount of \$5,000.00 per storefront (per DCD). *Design Challenge Grants* are intended to stimulate private investments in the preservation of historic downtown architecture and to foster image-making improvements to downtown commercial properties.

Funding for the Waynesburg Prosperous & Beautiful Design Challenge Grant Program is provided from the Pennsylvania Department of Community and Economic Development through the Pennsylvania Main Street Program. Grants are made in accordance with the Waynesburg Design Challenge Grant Policies and are in conformance with all applicable state and local requirements. Waynesburg Prosperous & Beautiful administers the Program under contract to Waynesburg Borough.

### **ELIGIBLE APPLICANTS**

Any Person (s) or other legal entity owning commercial property in the Waynesburg Prosperous & Beautiful district is eligible to apply. Special arrangements can be made for merchants who lease buildings. Qualifying commercial properties include single-purpose retail and office buildings and mixed-use buildings containing combinations of retail, office and residential apartments. Single-purpose apartment buildings are generally not eligible for design grants. However, individual proposals will be considered on a case-by-case basis.

In cases where more than one storefront exists within the same façade, each storefront can receive its own grant for eligible grant activities. A storefront shall be defined as having its own unique entrance, interior space, and display window. The façade is the part of the building facing the street or streets. It includes the entirety of the face of the building from the ground up.

Participation in the program and appropriation of grant monies is based on the following criteria:

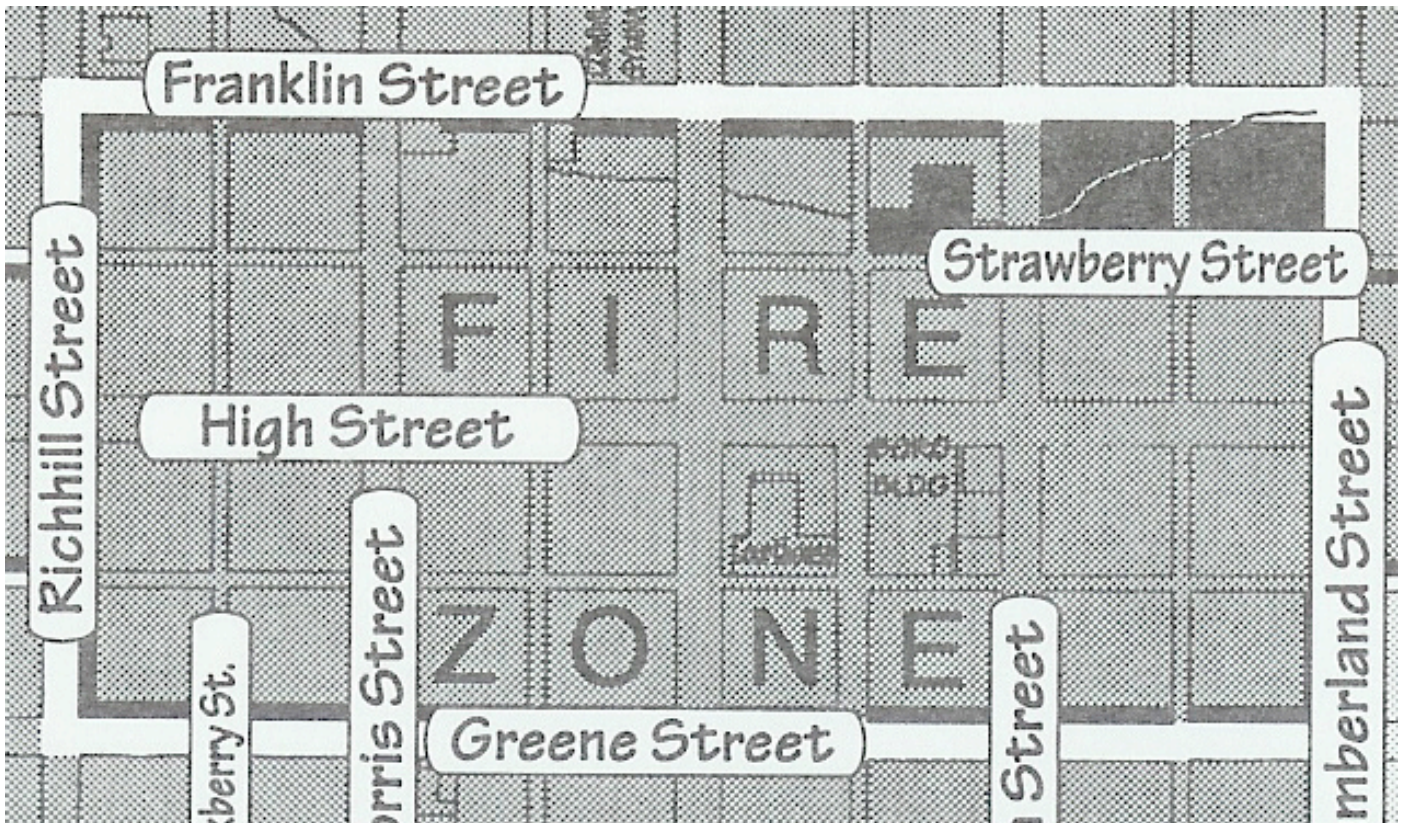
- \*\* The whole façade must have a unified color scheme regardless of the use of the upper floors or the number of storefronts present.
- \*\* Both sides of a corner building with a corner entrance are eligible for façade grants.
- \*\* Property owners with multiple properties—Individuals that own more than one property may make multiple applications to the Main Street Program
  - A single property owner may submit more than one application annually.
  - There is no limit to the number of applications a property owner may submit in one year.
  - The Design Committee may approve more than one application to a single property owner in the same year.
  - Design committee will review and consider all applications on a case by case basis.
  - Design Challenge Grant Funding for the Main Street Program Façade replacement program currently has no limit to the total amount (either in dollars or as percentage of funded applications) that any one property owner may be awarded.
  - Commercial property located on High Street (within the district) will receive first priority for year two (2) funding.  
*(Year 2 funding represents the first year for the design program)*

## **PROJECT AREA**

*Considerations must be given to the number of properties that can be assisted. All properties must be within Downtown/Main Street target areas. These boundaries may be a reduced portion of the Main Street target areas.*

### **Waynesburg Project Area**

The project area includes Waynesburg Central business District. From the northwest corner beginning at the intersection of Spring Street and East Franklin Street, proceed east on Franklin Street making a right on Cumberland. Turn left on Strawberry Street, then right on Findley Street. Findley Street makes up the eastern border of the district. At the intersection of Findley and South Streets, make a right on South Street creating the southern border. Continue along South Street to the intersection of South and Richhill Streets. Make a right on Richhill Street, then a left on West High Street, followed by a right on Spring Street completing the course. Richhill and Spring Streets make up the western Border of the Business District.



## **PROGRAM OVERVIEW**

### **ELIGIBLE ACTIVITIES**

Major maintenance, repair, rehabilitation and restoration of commercial storefronts and facades are eligible activities. Projects must achieve visible results that enhance Waynesburg Borough's Downtown image, marketability, and economic vitality.

### **DESIGN STANDARDS**

Project activities must conform to **The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings**. The general standards are as follows: (Applicants with more specific questions should refer to the Standard.)

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 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 archaeological 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.

## PROGRAM OBJECTIVES

Waynesburg Prosperous & Beautiful Design Challenge Grants are intended to stimulate private investment in downtown Waynesburg. The program seeks to preserve and restore historic downtown architecture and to foster image-making improvements to all downtown commercial properties regardless of their historic significance.

Projects must achieve visible results that enhance Waynesburg's downtown image, marketability, and economic vitality. Design Challenge Grants have the following specific objectives:

1. Reduce or eliminate vacancies in the core of downtown Waynesburg, and promote the adaptive reuse of commercial buildings.
2. Bring substandard building conditions into compliance with basic health, safety, and building codes and enhance the visual appeal of downtown businesses.
3. Facilitate compliance with federal American with Disabilities Act (ADA) access requirements.
4. Assist with the preservation of historic commercial buildings and assure that such buildings are rehabilitated in an appropriate manner.

Grant applications are encouraged to use the services of design professionals. A Licensed Design Professional (LDP) facilitates compliance with the required design standards by providing technical and design assistance to Grant applicants.

- Design Assistance: Not exceeding 10% of the grant may be used by Waynesburg Prosperous & Beautiful to hire an architect to provide professional assistance. An architect will be hired on a per façade basis at a cost of \$250.00 each.

## ELIGIBLE ACTIVITIES

A variety of commercial property improvements, including major maintenance, repair, rehabilitation, and restoration of storefronts and facades are eligible activities. Eligible grant activities include:

1. Brick and Stone Masonry- Structural repairs, cleaning, repointing, and painting.

2. Architectural Metals- Repair, cleaning, refinishing, painting, duplication, and restoration of exterior building components, e.g.; cast iron, pressed tin.
3. Doors and Upper-Story Windows-Maintenance, repairs, replacement and restoration of window sash, exterior doors, and installation of storm windows in conjunction with other significant façade improvements.
4. Exterior Woodwork-Maintenance, repair, rehabilitation, and restoration of sills, window and doorframes, bulkheads, storefronts and roof cornices, window hoods, decorative moldings.
5. Storefronts-Removal of inappropriate coverings and additions, maintenance, repair, rehabilitation, and restoration of display and transom windows, and lighting.
6. Signage-Maintenance, repair, removal and replacement in connections with real property improvements.
7. Painting-Surface preparation, cleaning, painting.
8. Awnings-Installation, repair, and maintenance of fabric awnings in connection with real property improvements.
9. Design Assistance-Architectural, historic preservation, and graphic design services.
10. Lighting-External lighting fixtures both for signage and building lighting.

## **TERMS OF GRANT AWARD**

- Design Challenge Grant programs are operated on a reimbursement basis for improvements that have been pre-approved to ensure that this matching requirement is met upon satisfactory completion of the project.

## **SAMPLE TERMS OF GRANT AWARD**

Waynesburg Prosperous & Beautiful Design Challenge Grants are awarded on a 50-50 matching cost basis. The maximum Design Challenge Grant may be awarded is \$3000.00 per storefront for projects costing \$6000.00 or more. Grants are made on a cost reimbursement basis, following a process of application, design review and approval, and construction. Receipt of grant

awards is contingent upon submittal of construction cost invoices from bona fide contractors or tradesmen.

Note—Property owners may do their own work and request reimbursements for materials only.

## **STATE AND LOCAL REGULATIONS**

1. Properties will be inspected in accordance with the Code of Ordinances for Waynesburg Borough to establish the scope of work necessary to comply with the basic health, safety, and property maintenance requirements of the International Building Code (formerly known as the Building Officials and Code Administrators-BOCA Code). All rehabilitation work financed in connection with the Design Challenge Grant Program must conform to the applicable requirements of Borough Codes and regulations.
2. Any questions about Borough codes and regulations should be referred to the Waynesburg Zoning Officer, G. Edward Howard at (724) 627-8111. Fax (724) 627-8212. 90 East High Street, Waynesburg, PA 15370.
3. Signage must comply with local ordinances. A copy of the sign ordinance may be obtained by contacting G. Edward Howard at the Borough Office. Phone (724) 627-8111 for additional information.

## **REVIEW AND APPROVAL**

All Design Challenge Grant applications and completed projects are subject to review by the Waynesburg Prosperous & Beautiful Design Committee and approval by the Waynesburg Prosperous & Beautiful Board of Directors as a condition of the grant award.

- The Committee, in collaboration with the Waynesburg Prosperous & Beautiful architectural design consultant will review applications for conformance to Program design standards and recommend formal action to the Board of Directors.
- The Design Committee will review and recommend applications for approval. Final approval will be authorized by the Waynesburg Prosperous & Beautiful Board of Directors.

## **APPLICATION PROCEDURES**

1. Meet with the Design Committee of the Waynesburg Prosperous & Beautiful:
  - Bring a current photo of your property

- Receive application
  - Discuss your plans for the property
  - Understand the property's historic architecture
  - Create a rudimentary sketch of the work to be accomplished
  - Two Design Committee volunteers will be assigned to help you with the project.
2. Complete application:
- Secure architect or design assistance, if needed
  - Get two (2) estimates for work to be completed
  - Complete and sign all sections of the application
  - Return application to the Waynesburg Prosperous & Beautiful office.
3. Grant Approval:
- The Design Committee will review application and either recommend for Board of Directors approval or refer questions or concerns to the property owner
  - Board votes on completed applications
  - Main Street office will provide written approval to the applicant
4. Execute Project:
- **WORK CAN NOT BEGIN UNTIL THIS POINT**
  - Work must comply with approved project description
5. Finish Project:
- Once the project is completed, (all phases of the work must be completed before any payment will be made) send an "after" photo, copies of the receipts and CANCELED CHECK to the Waynesburg Prosperous & Beautiful office.
  - Within approximately one month of receiving copies, Waynesburg Prosperous & Beautiful will reimburse the property owner in accordance with the terms of the grant.
  - Completed work must be in accordance with approved description of project to be eligible for reimbursement
  - Work not completed in accordance with approved project description may be denied payment

### **\*\*DESIGN APPLICATION**



*Waynesburg Prosperous & Beautiful, Inc.*

**1. Applicant Data**

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

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_  
\_\_\_\_\_

Mailing Address (if different from Street)

**Telephone: (Day)** \_\_\_\_\_

**2. Property Data**

**Building or Business Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_  
\_\_\_\_\_

Mailing address (if different from Street)

**Business Telephone Number**

**Property Ownership** *(If applicant is not property owner, please provide the following information.)*

**Owner name:** \_\_\_\_\_

**Mailing address:** \_\_\_\_\_  
\_\_\_\_\_

**Telephone:** \_\_\_\_\_

**4. Project Description**

*Describe specific proposed use of grant funds.*

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



1. **Design Plans-** *Please attach property inspection report (if available) a current photo, and sketch plans.*
2. **Cost Proposals-** *Please attach a minimum of two (2) written cost proposals from bona-fide tradespeople, contractors, or suppliers.*
3. **Grant Request-** *Enter grant request for project amount. \$\_\_\_\_\_*
4. **Disclaimer-**

*I acknowledge that I understand the terms of the Waynesburg Prosperous & Beautiful Design Challenge Grant Program, and it is my intent to meet the specified terms if this application is approved.*

*I understand further that this project is approved for grant reimbursement only in strict accordance with the approved design plans that are attached to this application and hereby made part of this agreement.*

*I further understand that change orders on work in progress require approval by the Waynesburg Prosperous & Beautiful Design Committee, and that failure to comply with this agreement may jeopardize receipt of grant reimbursement funds.*

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**Applicant signature**

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**Date**

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5. **Design Approval-**

*Waynesburg Prosperous & Beautiful has reviewed this application and the proposed project conforms to the organization's design standards and is approved for grant award accordance with the statements contained herein.*

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**Representative, Design Committee**

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**Date**

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**Representative, Board of Directors**

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**Date**

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