

Downtown Petoskey

Façade Improvement Grant Program

Funded by the Downtown Management Board Through revenue from the Parking Fund Recommended by HyettPalma in the 2007 Downtown Blueprint

2007 HyettPalma Blueprint for Downtown Petoskey

<u>Recommendation #7</u> Guide Private Investment –

"Institute Design Guidelines and get a professional preservation architect to write them. High importance here due to the advent of chain stores. **Develop a Façade Grant Program."**

UDDS Urban Development Services

Scott Day, Principal

- Senior Program Associate with NTHP National Main Street Center – 17 years
- Bachelor's degree in landscape architecture from the University of Wisconsin-Madison
- Worked for the University of Wisconsin Cooperative Extension Agency, where he specialized in urban design, community planning and development.
- He is the former Executive Director for Bluffton Revitalization Inc, in Bluffton, Indiana.



Urban Development Services specializes in design management and retail economics for commercial revitalization. The firm seeks to develop approaches that are market driven and encourage pedestrian oriented development

Façade Grant History

Funding was added to the DMB budget, official Design Guidelines were adopted, and project plans were accepted in 2009

36 projects have been funded since then















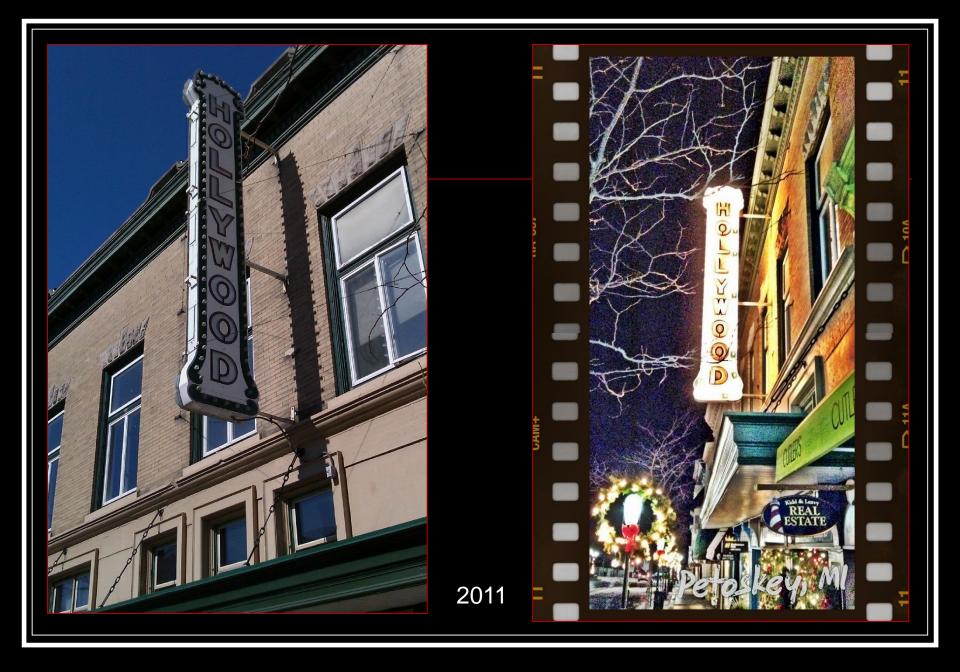




























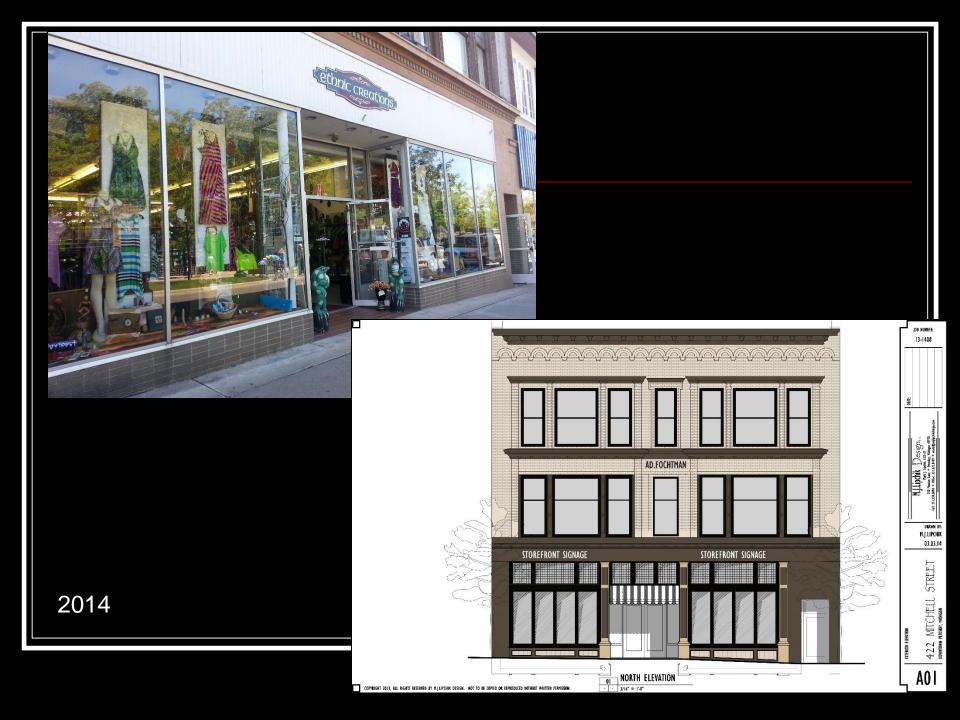




















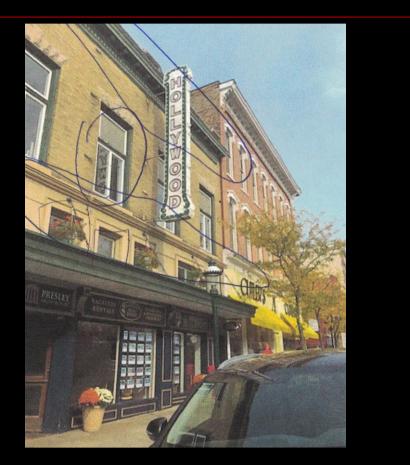












In 12 years we have contributed \$130,500 in Parking Funds to generate \$550,900 in façade improvements in our own downtown.

What this means to you

Matching funds (50/50) are available to be awarded to you for approved façade renovations that are completed in 2021. There is a total of \$20,000 in the budget to be used for grants this year.

Approval of façade improvements will be based on our Design Guidelines document. This document is written from the perspective of maintaining business friendly principles in a premier historic downtown.

Downtown Petoskey Design Guidelines

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Downtown Management Board Office of City Planner City of Petoskey, Michigan

Why preserve historic resources?

- To protect & enhance property values
- To maintain connections with our heritage
- To enhance neighborhood livability
- To give Downtown a distinct sense of place



More Benefits of Preservation

 High construction quality
 Conserves resources – it's a green thing
 Enhances neighborhood safety



Economic Benefits of Preservation

- Stabilizes & enhances property values
- Potential tax credits
- Construction dollars stay at home
- Creates a destination environment that attracts tourist dollars



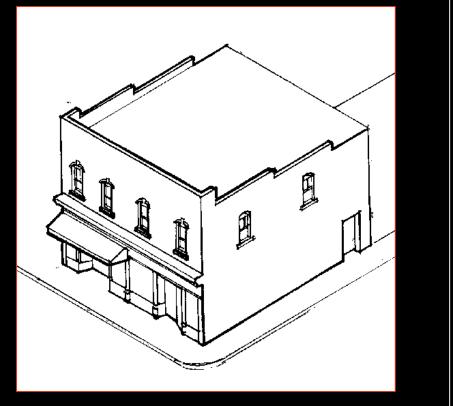
Basic Rehabilitation Principles

- 1. Respect the historic design character of the building.
- 2. Protect and maintain significant features and stylistic elements.
- 3. Preserve key character-defining features of the property.
- Repair deteriorated historic features and replace only those elements that cannot be repaired.



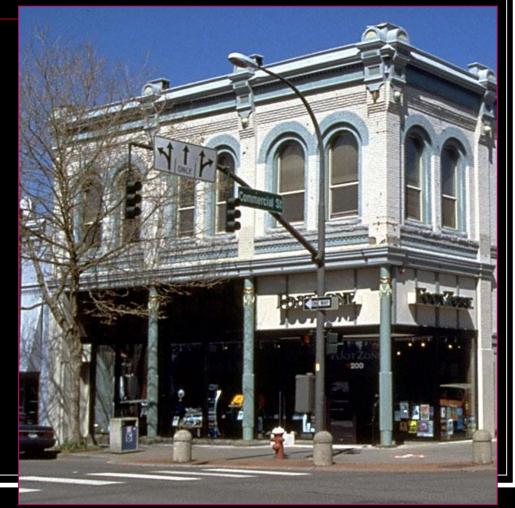
Maintain Traditional Commercial Storefront Features

- Display windows
- Recessed entry
- Vertical upper windows
- Horizontal cornices



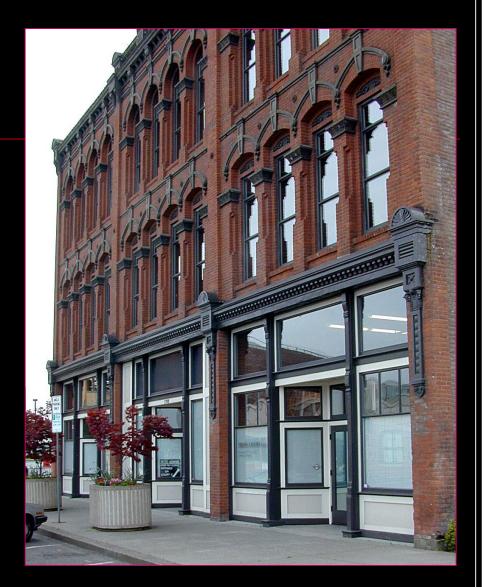
Storefront Features.....

- Display windows
 Recessed entry
 Columns/pilasters
 Kneewall
 Transom
 Moldings
 Cornice
 - Upper windows



And, Again.....

- Display windows
- Recessed entry
- Columns/pilasters
- Kneewall
- Transom
- Moldings
- Cornice
- Upper windows



Preserve Original Architectural Details

- Protect and maintain significant stylistic elements.
- Employ treatments to preserve, repair, and/or replace as required.



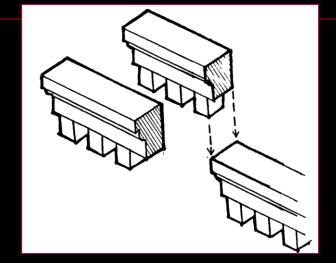
Preserve character-defining features



Repair damaged features.

Replace portions that cannot be repaired.

- Repair rather than replace
- If replacement is necessary, replace only as needed.
- Match the original



Replace Missing Details

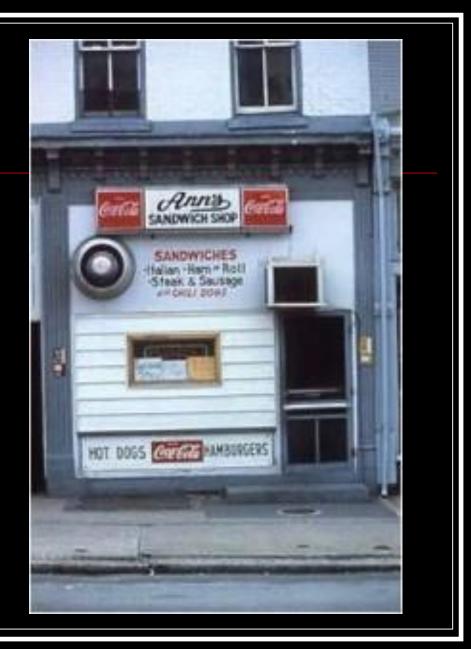




Replace missing details to match the original in appearance.

Be Real

Avoid adding ornamentation or other decorative elements, unless thorough research indicates that the building once had them.



Doors are Key Elements

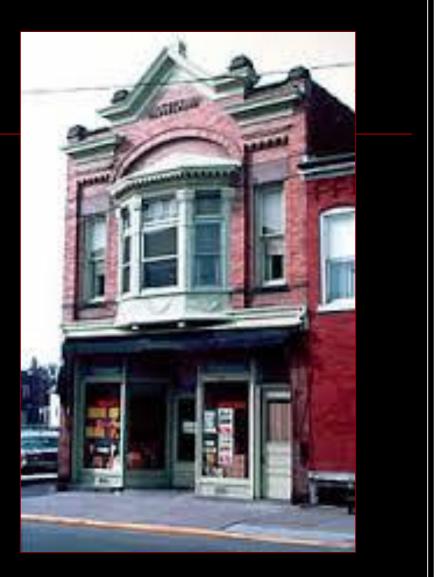
Yes

STOREFRONT DESIGN

Preserve the position, number, size, and arrangement of historic windows and doors in a building wall.

Windows

Preserve key features of windows
Proportions
Trims
Divisions
Depth of framing members



Building Materials

- Preserve original materials when possible
- Repair original materials
- Replace original material only when necessary
- Do not cover original materials
 - Maintain original materials



Remove non-contributing alterations



Don't Obscure Original Features



Criteria for Grant Awards

Beginning in 2013, cosmetic and maintenance project grant applications were not given priority. The Downtown Management Board instructed the Design Committee to give high priority to projects that involve substantial preservation and renovation initiatives, such as removing fake mansard roofs.

Read our Program Description

Facade Program

The Façade Improvement Grant Program provides financial assistance to Petoskey property owners or tenants seeking to renovate or restore commercial building exteriors.

Fill out an Application

Façade Grant Application

General Information

1.	Applicant's Name	
2.	Property Address	
3.	Is the applicant the property owner?YesYASYASYASYSAYSAYASYSAXSAYSAYSAYSAYSAYSAYSAYSAYSAYSAYS	No
4.	Is the property occupied?Yes	_No
5.	Business Name	
б.	Business Owner Name	
7.	Business Mailing Address	
8.	Business Owner Phone	
9.	Business Owner Email	
10.	Property Owner Name	
11.	Property Owner Address	
12.	Property Owner Phone	
13.	Property Owner Email	
14.	Number of Building Stories Linear frontage of building	_
15.	Present use of building?RetailOfficeService	_Mixed
	Other (specify)	
16.	Have you secured all financial resources necessary for this renovation	project

including the matching grant funds that would be reimbursed to you?

17. On a separate sheet of paper, please give a detailed explanation of the work that you propose performing on the property. Give as much information as you have, including drawings and photos. Bids or quotes for the proposed work must be included.

I (we) have reviewed the Downtown Petoskey Guidelines and understand that our renovations must conform. I (we) certify that the information contained in this application is, to the best of my (our) knowledge, correct and accurate as of this date. I (we) understand that this application does not obligate me (us) or the DMB to any additional financial arrangements made under this Façale Grant Program. I (we) further certify that 14 work to be done under the Façade Grant Program must meet all applicable State of Michigan and Petoskey City building through the Façade Grant Program must meet all policible State of Michigan and Petoskey City building through the Façade Grant Program.

Property Owner	Date

Date

Business Owner

The DMB reserves the right to approve and reject any and all requests. Partial or full funding may be awarded.

TREASURES FROM THE SHORES TO THE STORES

To Design Committee 12/26/08 To DMB 2/12/09

Then What Happens?

- Return your application by March 1, 2021
- The Design Committee will meet to review the applications
- Grants will be awarded officially on March 16
- Your grant will be paid to you upon satisfactory completion of your project
- Your project should be completed by November 30 so that final payment can be made to you in the current fiscal year

Thank you to the SHPO for the use of selected photos and information in this presentation.

Questions?

Contact Becky Goodman for further questions or for specific direction regarding your project. 231.622.8501 becky@petoskeydowntown.com