



CITY OF ROCK HILL FACADE REHABILITATION GRANT PROGRAM

Historic Preservation of Commercial Structures

The City of Rock Hill Facade Rehabilitation Grant Program is designed to improve the appearance of historic buildings, stimulate private investment in these structures, and make Old Town more attractive to business activity. The program makes available grants to rehabilitate or restore the facades of qualifying historic structures with a commercial use. Owners may receive up to 25% of the cost of facade renovations not to exceed \$20,000. Corner buildings or buildings with rear facades are eligible to apply for up to 25% of the cost of the additional renovations not to exceed \$15,000 to rehabilitate or restore qualifying additional facades on a first come first serve basis. For buildings or properties that request funding for improvements that will exceed the outlined guidelines the Rock Hill City Council may, at its sole discretion, appropriate additional funding on a case by case basis.

Selection Criteria

- The structure must be located within the four Opportunity Zones (U.S. Census tracts 45091060501, 45091060401, 45091060300 and 45091060200).
- The structure must be at least 40 years old.
- Facade grant renovations can be used on an exterior portion of the building that is visible to the public. This can include the front, back and sides of the building. **Facade grant funds may not be used for interior renovations or roof repairs.**

Owner's Requirements

- Agree to the removal and replacement of any non-conforming signs on the structure.
- Grant the City a 10-year easement on the facade.
- Facade design must be approved by a Review Committee and fit within Old Town's overall design concept.

Guidelines

- Facade grant funds can be used on an exterior portion of the building that is visible to the public.
- Grant applications shall be reviewed by a Review Committee comprised of the Downtown Development Manager, a representative appointed by the Rock Hill Economic Development Corporation, and a staff person from the City's Planning and Development Department. Final approval for any Façade Rehabilitation Grant shall rest with City Council. The grant award shall automatically expire one (1) year after action by City Council to provide the grant unless extended by the City Manager.
- The proposed design and renovation work must be approved by the City of Rock Hill (including the Board of Historic Review, if the property is part of a designated historic district) before work commences and will be subject to review and approval by the appropriate City of Rock Hill Departments during the renovation process.
- Expenses related to signs shall not be considered an eligible expense.