



Saving Wilson's future by preserving its past.

Preservation of Wilson

Visual Improvement Matching Grant Program

Purpose

The purpose of the Visual Improvement Matching Grant Program is to provide property owners an economic incentive to repair, renovate and/or enhance the exterior of their property. The program encourages good design projects and quality workmanship which complement the unique historic character of the Wilson Historic Districts. These grants will ensure revitalized properties will contribute in the aesthetics of the community, increase the value of surrounding properties, and create a safe and welcoming environment.

Funds Available

The Visual Improvement Matching Grant Program is made possible through Preservation of Wilson. The total grant funding available for the Matching Grant Program is \$10,000. If the program is successful and there is need to continue, the Properties Committee will make budget recommendations to the Finance Committee for consideration and Board of Trustees approval.

Eligibility

Grants will be available to individuals of owner-occupied properties located within the Historic Districts is eligible (see Exhibit A for a map of the boundaries).

Funding Period

Grants will be awarded for eligible projects on a funds-available basis as directed by the Preservation of Wilson's Properties Committee.

Guidelines

1. Projects will be awarded to owner-occupied home owners who meet the approval of the Preservation of Wilson's Properties Committee.
2. Visual Improvement Matching Grant proposals must meet all code requirements of the City of Wilson and the State of North Carolina.
3. Funds for the Visual Improvement Matching Grant may be used for enhancement of curb appeal with focus on, but not limited to, windows, doors, exterior painting and fences.
4. Visual Improvement Projects should retain, restore and/or reflect a contemporary solution to the architectural integrity of the structure and surrounding properties.
5. The Secretary of the Interior's Standards for Rehabilitation are used as the guideline for the Visual Matching Grant program (Exhibit B).
6. Any Visual Improvement Project is eligible to apply but top priority will be given to projects with high quality work and those that will make a highly visible contribution to the historic districts.
7. Preservation of Wilson will not be party in negotiations between the applicant and contractor employed by the applicant. The applicant agrees to hold Preservation of Wilson harmless of any defects in workmanship, liability, damages, or other costs relative to this project.

Criteria

1. These grants are intended to encourage high quality, lasting improvements which respect and highlight the unique historic character of the structure and surrounding properties.
2. This is a matching grant not to exceed 50% of the approved project cost. No award shall exceed \$2,000.
3. The grant program seeks substantial exterior improvements; however, there is not a *minimum* investment required of any participants.

4. One grant is awarded per property improvement project within each granting period.
5. Visual Improvement Matching Grants funds can be used for:
 - a. Windows
 - b. Front Doors
 - c. Garage Doors
 - d. Exterior Painting
 - e. Fences
 - f. Porches
 - g. Landscaping & Trees
 - h. Other visual improvements that restore the integrity of the historic structure
6. An overall exterior design improvement plan is strongly encouraged for greater consideration of grant awards. Grants for visual improvements that have an overall exterior design improvement plan will be given priority consideration.
7. Failure to comply with approved plans could result in the loss of grant funding.
8. All work must be completed in a good workmanship manner.

Application Process

1. No work shall begin prior to application or prior to notification of acceptance, acceptance with conditions, or rejection. Doing so may disqualify candidate from grant funding. We are unable to pay for past work with this grant program.
2. Applicant is provided with an application from Preservation of Wilson by contacting info@preservationofwilson.com, calling 252-234-7694 or visiting www.preservationofwilson.com.
3. Applicant completes application with a written description, drawings or samples of proposed project, price quotes, and who will be completing the work.
4. The monthly application filing deadline is 5:00 p.m. on the 15th of each month. When the application is complete, it will be reviewed by the Properties Committee. Applicant may be asked to attend the committee meeting to discuss the proposed project, if deemed necessary.
5. The application is reviewed, recommended for approval and voted on by the Properties Committee at its monthly meetings. The Executive Committee will only be asked to step in for approval when the Properties Committee cannot agree on an application.

6. Following the Committee's recommendation, a notification letter will be sent to the applicant as to whether the project has been accepted, pending with conditions, or rejected.
7. Project must be started within 30 days of the notification of the grant approval and must be completed within 60 days.
8. Failure to complete the project without an approved extension could result in loss of funding. The Properties Committee, prior to the deadline date of completion, must approve any extensions of completion date.
9. The Properties Committee must review any deviation from the approved plan before being undertaken. The Properties Committee reserves the right to deny payment if completed work is inconsistent with the contents of the original application or is of insufficient quality.
10. Once the project is completed, the Properties Committee will inspect the work to ensure it is accomplished in accordance with the agreement.
11. The applicant will provide paid invoices to Preservation of Wilson for reimbursement. In the case of economic hardship, Preservation of Wilson can pay the vendor directly after the match has been paid by the applicant.
12. This is a reimbursement grant and amount awarded will be paid upon successful completion of the project and only for the amount granted, provided the work is in accordance with the agreement. No grant will exceed \$2,000.

Exhibit A

Historic Districts Eligible for the Preservation of Wilson Visual Improvement Matching Grant Program

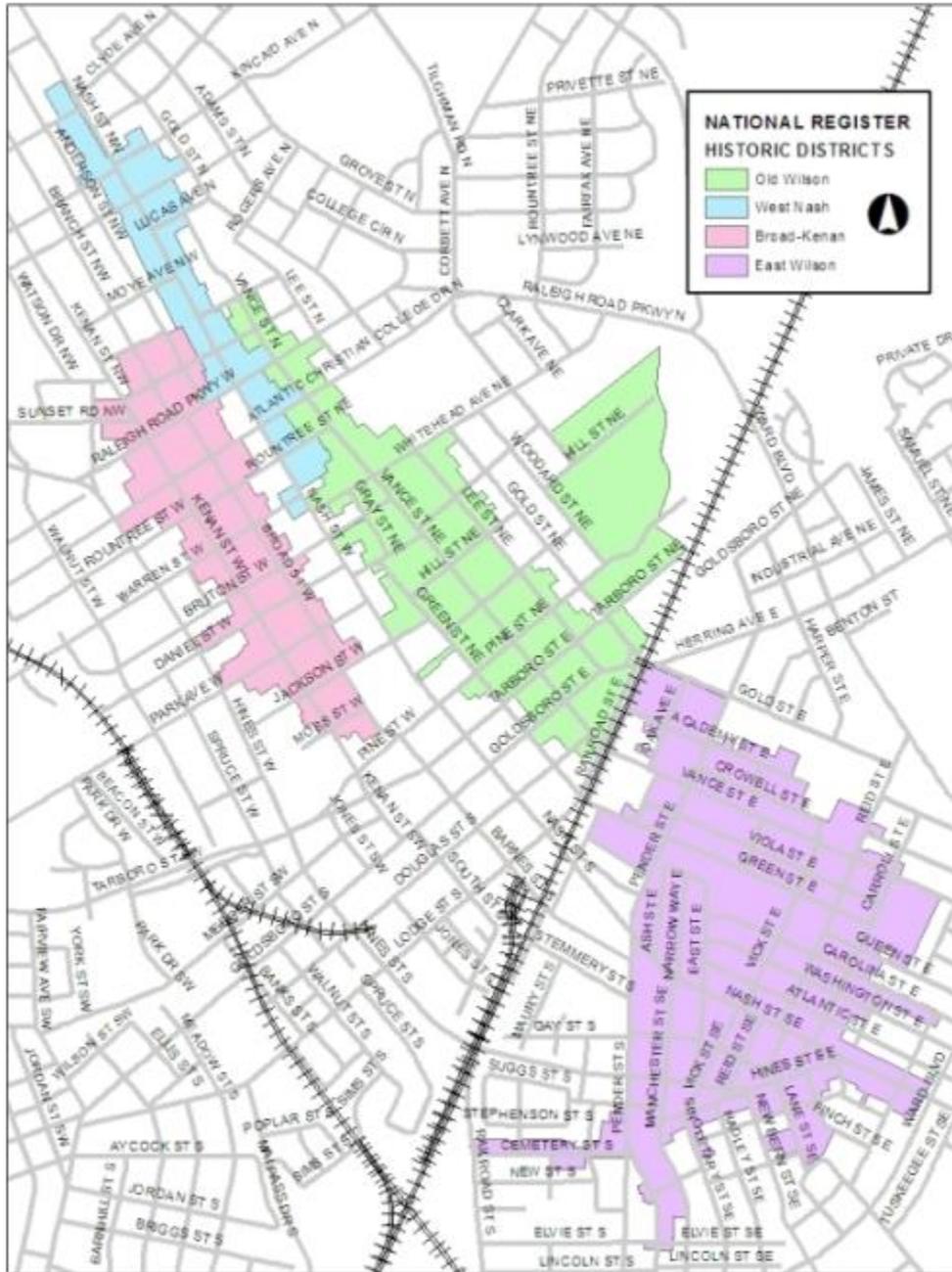


Exhibit B

The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

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 archeological 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.