

# **FAÇADE REVOLVING LOAN PROGRAM FOR DOUGLAS, GEORGIA**

**Offered By:**

**The City of Douglas and Douglas Downtown Development Authority**

## **PURPOSE:**

To lend assistance by providing low interest loans for the purpose of improving the visual image of a property, thus improving the visual image of the Downtown Development area.

## **FINANCING:**

An applicant may receive a minimum loan of \$500.00 and no more than \$1,500.00 at an annual interest rate of 2%. All loans will be approved on the basis of merit. Repayment will be made in equal monthly payments of principal and interest by bank draft to the Downtown Development Authority.

## **LOAN AVAILABILITY:**

All funds will be considered Façade Revolving Loan Program funds, and shall be issued as available. As funds return (through repayment), qualified applicants will be considered for funding.

## **MANAGEMENT OF PROGRAM:**

The Community Development Director will be responsible for the overall management, administration and promotion of the Revolving Loan Program. The manager will work directly with the Downtown Development Authority and the Design Review Board (if in the Historic District). The Community Development Director also serves as the project inspector to insure funds are spent for proper activities.

## **FACTS:**

- Said project must meet guidelines as set by the City of Douglas, DDA and the Design Review Board (if property being considered is within the Historic District boundaries).
- Plans must be reviewed and approved by the City of Douglas and DDA before any work begins.
- Applications are available through the City of Douglas Community Development Department.
- Loan funds must be used for façade improvements (front or rear entrance) only.
- Commitment for funds will be for ONLY 90 Days. If work has not begun within this time frame, loan commitment is considered void. A new application may be submitted at a later date.
- DDA reserves the right to revoke commitment if project plans do not comply with plans and application submitted at the time of approval.
- Receipts (for renovation work) must be presented before release of funds.
- Review of application will take place during regular DDA meetings (2<sup>nd</sup> Wednesday of each month).
- Once plans are reviewed and approved, applicant may proceed with financial arrangements, through their participating lending institution if applicable.

## **DDA DESIGN GUIDELINES**

### **BUILDING HEIGHTS:**

1. Maintain the alignment of building heights.
2. The heights of new buildings should be similar to the heights of existing buildings so that the relationship of heights and land contour remain constant.

## **HISTORIC CONSIDERATION:**

1. Every reasonable effort shall be made to provide a compatible use for the property, which requires minimal alteration of the building, structure or site.
2. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed, if possible.
3. All buildings, structures and sites shall be recognized as products of their own time.
4. Changes, which may have taken place in the course of time, are evidence of the history and development of a property. These changes may have acquired significance in their own right and shall be recognized and respected.
5. Distinctive and stylistic features of examples of skilled craftsmanship shall be treated with sensitivity.
6. Deteriorated architectural features shall be undertaken with the gentlest means possible (to protect the original material).
7. The surface cleaning of structures shall be undertaken with the gentlest means possible (to protect the original material).
8. Efforts shall be made to protect and preserve archaeological resources affected by or adjacent to any project.
9. Contemporary design for alterations and additions shall be discouraged unless they do not destroy existing historical features.
10. Whenever possible, new additions or alterations to structures shall be done in such manner that removal of same material would not damage the form of the structure for future need for historic renovation.

## **RENOVATION & ADDITION**

1. Respect the original character and period of the façade.
2. Comply with guidelines identified under historic considerations.
3. Materials used should be finished in ways that are consistent with original building.
4. New construction should compliment the architecture within the adjacent area.
5. Building components should be similar in size and shape to those already located within the area.
6. Façade materials should be compatible to adjacent properties.
7. Metal buildings shall not be allowed within the area, unless special architectural details and façade materials are used to create a compatible style. Typical “box style construction (metal building) shall not be permitted. Special materials and details must be used to create compatible roof lines.

## **LANDSCAPING**

1. Landscaping should be planned and maintained in a way not to hinder adjacent property.
2. Planting improvements shall be encouraged for parking areas and highly visible public spaces.
3. All projects shall comply with the City of Douglas Tree Ordinance.
4. Landscaping shall be maintained by property owner and or lessee. Maintenance of public right of ways should also be kept orderly and neat by the same.

## **COLOR**

1. Colors used for façade improvements shall be complimentary to surrounding area.
2. Use of color, as related to historical style, shall also be taken into consideration.

**SIGNAGE**

1. All signs shall be in good taste and comply with the City of Douglas Sign Ordinance. Design approval is necessary and permits must be obtained.
2. No sign shall exceed the height of 35 feet.
3. Portable signs will not be allowed.
4. No flashing or blinking signs will be allowed.
5. Signs should be designed to compliment architecture of business location in consideration.
6. Colors used for sign design should be compatible with business location in consideration.
7. Historic signs shall be given due consideration.

**FOR MORE INFORMATION CONTACT:**

The City of Douglas  
Community Development Department  
Attn: Georgia Henderson  
211 S. Gaskin Avenue  
Douglas, Georgia 31533  
PHONE: (912) 383-0277

**DOWNTOWN DEVELOPMENT AUTHORITY OF DOUGLAS  
FAÇADE REVITALIZATION LOAN APPLICATION**

Applicant Name: \_\_\_\_\_

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

Telephone (work): \_\_\_\_\_ (home): \_\_\_\_\_

Property to be considered

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

Current use: \_\_\_\_\_

Primary objective to be achieved through renovation:

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

Land Use/Landscape:

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

Additional Comments:

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

I have reviewed the Downtown Renovation Incentive Loan Program and understand the restrictive need to comply with such guidelines, as well as the need to comply with renovation plans as submitted and approved.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

NOTE: Please attach drawings and/or architectural plans.